Energy performance certificate (EPC)				
Bridge End Guest House Mill Lane Ingleton	Energy rating	Valid until: 14 August 2033		
LA6 3GJ		Certificate number: 0842-3005-9203-0767-9204		
Property type	Semi-detached house			
Total floor area		204 square metres		

Rules on letting this property

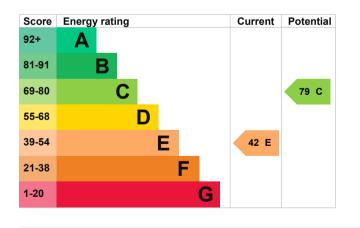
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 31% of fixed outlets	Average
Floor	(other premises below)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 394 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£7,063 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £4,054 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 32,806 kWh per year for heating
- 3,555 kWh per year for hot water

Impact on the environment This property produces 16.0 tonnes of CO2 This property's current environmental impact rating is F. It has the potential to be D. This property's potential 6.1 tonnes of CO2 production Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they You could improve this property's CO2 produce each year. CO2 harms the environment. emissions by making the suggested changes. This will help to protect the environment. **Carbon emissions** These ratings are based on assumptions about An average household 6 tonnes of CO2 average occupancy and energy use. People produces living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£263
2. Internal or external wall insulation	£4,000 - £14,000	£2,021
3. Low energy lighting	£45	£117
4. Hot water cylinder thermostat	£200 - £400	£330
5. Condensing boiler	£2,200 - £3,000	£892
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£431
7. Solar photovoltaic panels	£3,500 - £5,500	£637

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name
Telephone
Email

Amber Kitching 01189770690 epc@nichecom.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/027534 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 4 July 2023 15 August 2023 RdSAP