Energy performance certificate (EPC)		
Flat 31 Eaveslea New Road Kirkby Lonsdale CARNFORTH LA6 2AB	Energy rating	Valid until: 8 November 2027 Certificate number: 0638-0958-7279-3343-9974
Property type		Ground-floor flat
Total floor area		71 square metres

Rules on letting this property

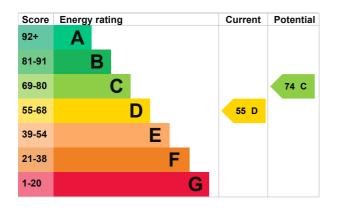
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. 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	Sandstone or limestone, as built, insulated (assumed)	Good
Window	Full secondary glazing	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 371 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,133 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 £496 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 6,308 kWh per year for heating
- 1,944 kWh per year for hot water

Impact on the enviro	nment	This property produces	4.5 tonnes of CO2
This property's environmenta E. It has the potential to be D		This property's potential production	3.8 tonnes of CO2
Properties get a rating from A (worst) on how much carbon they produce each year.	()	You could improve this pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based of about average occupancy	and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use differen amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£159
2. High heat retention storage heaters	£1,200 - £1,800	£310
3. Heat recovery system for mixer showers	£585 - £725	£27

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 <u>www.gov.uk/improve-energy-efficiency</u>.

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	Nicholas Phillips
Telephone	01524 220013
Email	energy@etsos.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020888
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 November 2017
Date of certificate	9 November 2017
Type of assessment	RdSAP