

Energy performance certificate (EPC)

1 Plumgarths Cottages Crook Road KENDAL LA8 8LX	Energy rating	Valid until:	18 May 2033
	F	Certificate number:	0340-2898-5250-2897-3641

Property type	Semi-detached house
Total floor area	111 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	31 F	
1-20	G		

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

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, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Partial secondary glazing	Average
Main heating	Boiler and radiators, LPG	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 216 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

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 **£3,054 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 £1,282 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:

- 15,276 kWh per year for heating
- 2,272 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.2 tonnes of CO2
This property’s potential production	2.1 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £811

Potential rating after completing step 1

47 E

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £123

Potential rating after completing steps 1 and 2

50 E

Step 3: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £33

Potential rating after completing steps 1 to 3

51 E

Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £130

Potential rating after completing steps 1 to 4

55 D

Step 5: Heat recovery system for mixer showers

Typical installation cost £585 - £725

Typical yearly saving £38

Potential rating after completing steps 1 to 5

56 D

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving	£99
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Potential rating after completing steps 1 to 6
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58 D

Step 7: High performance external doors

Typical installation cost	£1,000
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Typical yearly saving	£48
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Potential rating after completing steps 1 to 7
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60 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£646
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Potential rating after completing steps 1 to 8
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68 D

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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](#)

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	Peter Ryan
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Telephone	07968 071 279
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Email	info@epc-cumbria.com
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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
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Assessor's ID	EES/025797
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Telephone	01455 883 250
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Email	enquiries@elmhurstenergy.co.uk
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About this assessment

Assessor's declaration

No related party

Date of assessment

18 May 2023

Date of certificate

19 May 2023

Type of assessment▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[0306-2879-7459-9907-6395 \(/energy-certificate/0306-2879-7459-9907-6395\)](#)**Expired on**

1 May 2023

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