

Energy performance certificate (EPC)

6 Low Row
Brow Edge Road
Backbarrow
ULVERSTON
LA12 8QH

Energy rating

F

Valid until:

24 May 2032

Certificate number:

4032-8525-4100-0220-6226

Property type

Mid-terrace house

Total floor area

77 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 B.

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 37 F | |
| 1-20 | G | | |

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) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Fully double glazed | Good |
| Main heating | Electric storage heaters | Poor |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Main heating control | Automatic charge control | Average |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | Low energy lighting in 64% of fixed outlets | 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 711 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
 - Dwelling may be exposed to wind-driven rain
-

How this affects your energy bills

An average household would need to spend **£2,107 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 £1,326 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 16,056 kWh per year for heating
- 2,108 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

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 9.4 tonnes of CO₂

This property's potential production 2.4 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

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Room-in-roof insulation | £1,500 - £2,700 | £835 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £233 |
| 3. Floor insulation (solid floor) | £4,000 - £6,000 | £37 |
| 4. Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £29 |
| 5. Low energy lighting | £20 | £20 |

| Step | Typical installation cost | Typical yearly saving |
|------------------------------------|---------------------------|-----------------------|
| 6. Solar water heating | £4,000 - £6,000 | £139 |
| 7. High performance external doors | £1,000 | £35 |
| 8. Solar photovoltaic panels | £3,500 - £5,500 | £371 |

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 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 | Stuart Coward |
| Telephone | 01229 588111 |
| Email | scoward@pooltownsend.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/005245 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|--|
| Assessor's declaration | Employed by the professional dealing with the property transaction |
| Date of assessment | 20 May 2022 |
| Date of certificate | 25 May 2022 |
| Type of assessment | RdSAP |