1 Arnbarrow Sandside MILNTHORPE LA7 7HP	Energy rating **G**	Valid until:	**7 June 2025**
		Certificate number:	**0858-5062-7236-3565-6924**

Property type	Semi-detached house
Total floor area	181 square metres

Rules on letting this property

You may not be able to let this property

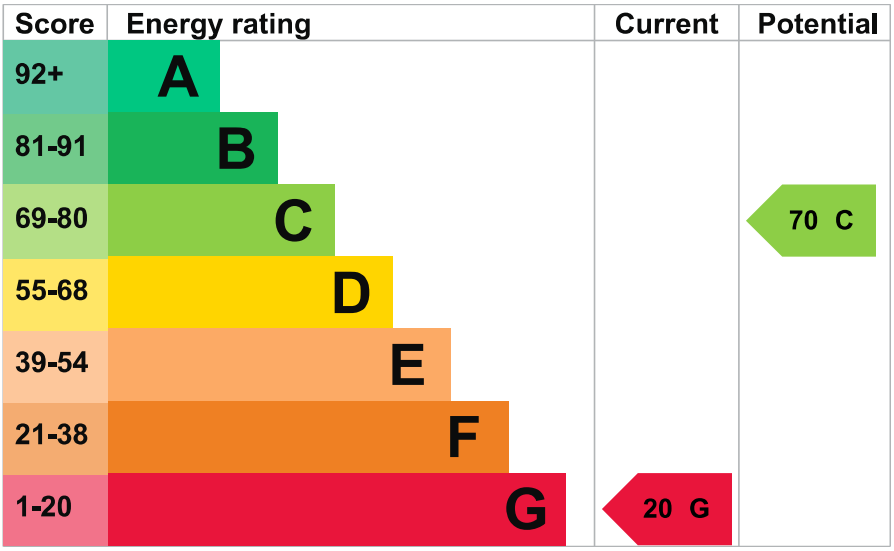
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 G. It has the potential to be C.

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

Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 19% of fixed outlets	Poor
Floor	To unheated space, 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 385 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

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 **£3,519 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 £2,091 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 35,158 kWh per year for heating
- 7,508 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is G. It has the potential to be D.

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

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.

Typical yearly saving	£746
Potential rating after completing step 1	32 F

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£330
Potential rating after completing steps 1 and 2	38 F

Step 3: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£15 - £30
Typical yearly saving	£189
Potential rating after completing steps 1 to 3	42 E

Step 4: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£87
Potential rating after completing steps 1 to 4	45 E

Step 5: Low energy lighting

Typical installation cost	£85
Typical yearly saving	£51
Potential rating after completing steps 1 to 5	46 E

Step 6: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450

Typical yearly saving	£248
Potential rating after completing steps 1 to 7	58 D

Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£63
Potential rating after completing steps 1 to 8	60 D

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£157
Potential rating after completing steps 1 to 9	64 D

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£262
Potential rating after completing steps 1 to 10	70 C

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). 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.

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

Accreditation scheme	NHER
Assessor's ID	NHER005086
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	5 June 2015
Date of certificate	8 June 2015
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).

There are no related certificates for this property.