136 Lancaster Road CARNFORTH LA5 9EA	Energy rating **E**	Valid until:	**27 June 2034**
		Certificate number:	**0917-6074-5002-0426-1506**

Property type	Mid-terrace house
Total floor area	89 square metres

Rules on letting this property

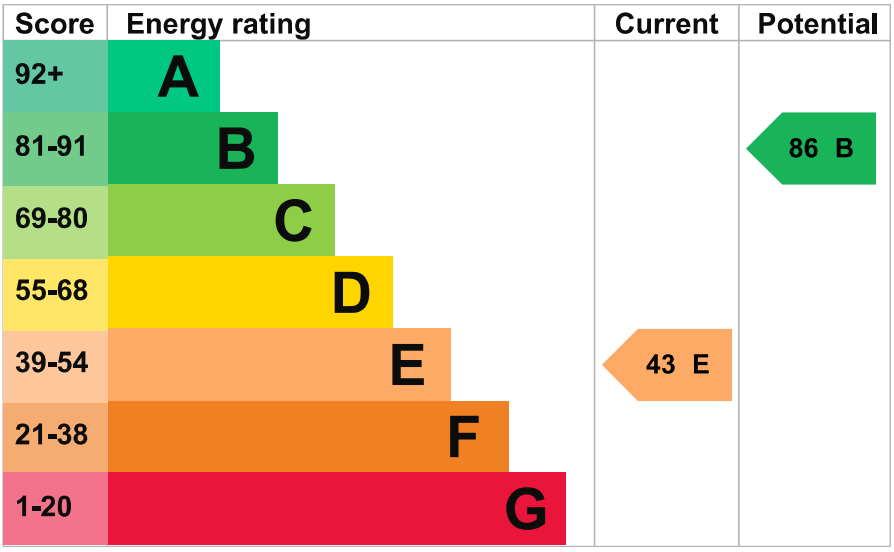
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. 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

Breakdown of property's energy performance

Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
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Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 567 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 **£2,942 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 £1,617 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 14,477 kWh per year for heating
- 2,415 kWh per year for hot water

Impact on the environment

This property's potential production	1.5 tonnes of CO_2

You could improve this property's CO_2 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	£84
Potential rating after completing step 1	45 E

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£598
Potential rating after completing steps 1 and 2	57 D

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£50
Potential rating after completing steps 1 to 3	58 D

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£106
Potential rating after completing steps 1 to 4	59 D

Step 5: Change heating to gas condensing boiler

Typical installation cost	£3,000 - £7,000
Typical yearly saving	£674
Potential rating after completing steps 1 to 5	74 C

Step 6: Solar water heating

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

Typical yearly saving	£649
Potential rating after completing steps 1 to 7	86 B

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.

Assessor's name	Timothy Wood
Telephone	07800 895 988
Email	tjwoodepc@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID200564
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	21 June 2024
Date of certificate	28 June 2024
Type of assessment	▶ RdSAP