

Energy performance certificate (EPC)

School House Main Street Endmoor KENDAL LA8 0EU	Energy rating F	Valid until: 26 March 2029
		Certificate number: 0644-2833-6275-9521-0041

Property type	Semi-detached house
Total floor area	95 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	28 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
- 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, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Floor	Suspended, 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 907 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,489 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 £1,624 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2019** 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:

- 25,760 kWh per year for heating
- 2,216 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is G. 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	15.0 tonnes of CO2
This property’s potential production	3.2 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.

Steps you could take to save energy

► [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	£574
Potential rating after completing step 1	40 E

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£122
Potential rating after completing steps 1 and 2	44 E

Step 3: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£60
Potential rating after completing steps 1 to 3	46 E

Step 4: Low energy lighting

Typical installation cost	£50
Typical yearly saving	£56
Potential rating after completing steps 1 to 4	47 E

Step 5: Change heating to gas condensing boiler

Typical installation cost	£3,000 - £7,000
Typical yearly saving	£774
Potential rating after completing steps 1 to 5	66 D

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£39

Potential rating after completing steps 1 to 6**68 D****Step 7: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£5,000 - £8,000

Typical yearly saving

£297

Potential rating after completing steps 1 to 7**77 C****Advice on making energy saving improvements**[Get detailed recommendations and cost estimates](#)**Help paying for energy saving improvements**

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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

Brian Parkinson

Telephone

07545862107

Emailparkinson40@googlemail.com**Contacting the accreditation scheme**

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

Accreditation scheme

ECMK

Assessor's ID

ECMK301082

Telephone

0333 123 1418

Emailinfo@ecmk.co.uk**About this assessment****Assessor's declaration**

No related party

Date of assessment

27 March 2019

Date of certificate

27 March 2019

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 mhcdg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0644-2839-6225-0591-7051 \(/energy-certificate/0644-2839-6225-0591-7051\)](/energy-certificate/0644-2839-6225-0591-7051)

Expired on

10 February 2019

Certificate number

[8163-6529-4259-4305-0002 \(/energy-certificate/8163-6529-4259-4305-0002\)](/energy-certificate/8163-6529-4259-4305-0002)

Expired on

4 November 2017

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](/service-performance)

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