

# Energy performance certificate (EPC)

Hay Barn  
Old Hall Farm  
Kirkby Lonsdale Road  
OVER KELLET  
LA6 1DA

Energy rating

C

Valid until: 8 September 2034

Certificate number: 0811-3041-8301-3474-6200

Property type Semi-detached house

Total floor area 190 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. 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             |         | 83 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | 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    |
|----------------------|-------------------------------------------------------|-----------|
| Walls                | Average thermal transmittance 0.15 W/m <sup>2</sup> K | Very good |
| Roof                 | Average thermal transmittance 0.11 W/m <sup>2</sup> K | Very good |
| Floor                | Average thermal transmittance 0.18 W/m <sup>2</sup> K | Very good |
| Windows              | High performance glazing                              | Good      |
| Main heating         | Boiler and underfloor heating, mains gas              | Good      |
| Main heating control | Time and temperature zone control                     | Very good |
| Hot water            | From main system                                      | Very good |
| Lighting             | Good lighting efficiency                              | Good      |
| Secondary heating    | Room heaters, wood logs                               | N/A       |
| Air tightness        | (not tested)                                          | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 94 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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# How this affects your energy bills

An average household would need to spend **£1,270 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 £0 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.

|                                                                                                             |                 |                                                                                                                                                   |                   |
|-------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Impact on the environment</b>                                                                            |                 | This property produces                                                                                                                            | 2.9 tonnes of CO2 |
| This property’s environmental impact rating is B. It has the potential to be B.                             |                 | This property’s potential production                                                                                                              | 2.8 tonnes of CO2 |
| 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.                       |                   |
| <b>Carbon emissions</b>                                                                                     |                 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. |                   |
| An average household produces                                                                               | 6 tonnes of CO2 |                                                                                                                                                   |                   |

## Steps you could take to save energy

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar photovoltaic panels | £3,500 - £5,500           | £241                  |

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

# 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 | Ryan Stocks                                                            |
| Telephone       | 01524 548313                                                           |
| Email           | <a href="mailto:enquiries@murtonandco.uk">enquiries@murtonandco.uk</a> |

## 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/023998                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 9 September 2024    |
| Date of certificate    | 9 September 2024    |
| Type of assessment     | <a href="#">SAP</a> |

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