

### Rules on letting this property

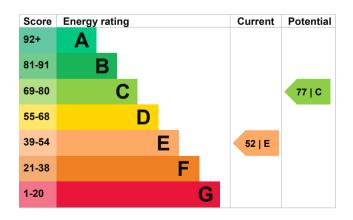
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

## **Energy efficiency rating for this property**

This property's current energy rating is E. It has the potential to be C.

<u>See how to improve this property's energy</u> performance.



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- · very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Sandstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 71% of fixed outlets	Very 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 219 kilowatt hours per square metre (kWh/m2).

#### Additional information

Additional information about this property:

· Stone walls present, not insulated

# **Environmental impact of this property**

This property's current environmental impact rating is E. 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. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

33.0 tonnes of CO2

This property's potential 16.0 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£311.51
2. Internal or external wall insulation	£4,000 - £14,000	£1,854.71
3. Floor insulation	£800 - £1,200	£147.77
4. Draught proofing	£80 - £120	£276.02
5. Hot water cylinder thermostat	£200 - £400	£257.87
6. Heating controls (zone control)	£350 - £450	£261.35
7. Condensing boiler	£2,200 - £3,000	£247.43
8. Solar photovoltaic panels	£9,000 - £14,000	£219.31

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£6979
Potential saving if you complete every step in order	£3357

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Estimated energy used to heat this property

Type of heating	Estimated energy used		
Space heating	90753 kWh per year		
Water heating	3935 kWh per year		
Potential energy savings by installing insulation			
Type of insulation	Amount of energy saved		
Loft insulation	4379 kWh per year		
Solid wall insulation	26077 kWh per year		
Saving energy in this property			

Find ways to save energy in your home by visiting <a href="https://www.gov.uk/improve-energy-efficiency">www.gov.uk/improve-energy-efficiency</a>.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name Adele Broadhurst Telephone 01229834377

Email <u>sales@cumbrianenergyassessors.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO002540 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

### **Assessment details**

Assessor's declaration Employed by the professional dealing with the

property transaction

Date of assessment 27 August 2013
Date of certificate 29 August 2013
Type of assessment RdSAP