Energy performance certificate (EPC)			
Back Lodge	Energy rating	Valid until:	6 May 2034
Back Lodge Mount Pleasant Lane Bolton Le Sands CARNFORTH LA5 8AD	Certificate number:	0246-9274-2874-3113- 1154	
Property type	I	Detached bungalo	W
Total floor area	-	76 square metres	

# Rules on letting this property

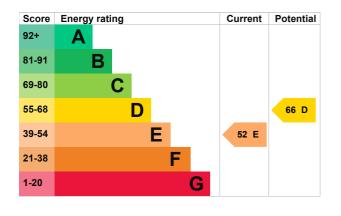
Properties can be let if they have an energy rating from A to E.

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

### **Energy rating and score**

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

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



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, with internal insulation	Good
Roof	Pitched, insulated	Good
Window	Mostly double glazing	Good
Main heating	Electric underfloor heating	Average
Main heating control	Time and temperature zone control	Very good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. 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 622 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£2,412 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 £106 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:

- 13,570 kWh per year for heating
- 2,083 kWh per year for hot water

Impact on the envir	onment	This property produces	7.6 tonnes of CO2
This property's environmen F. It has the potential to be		This property's potential production	6.2 tonnes of CO2
Properties get a rating from (worst) on how much carbo they produce each year.	( )	You could improve this pre emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diffe amounts of energy.	

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£105
2. Solar photovoltaic panels	£3,500 - £5,500	£598

### Help 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.

### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

### 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	29 April 2024
Date of certificate	7 May 2024
Type of assessment	RdSAP