# **Energy performance certificate (EPC)**

Fell Tops Grassgarth Lane Ings KENDAL LA8 9QF	Energy rating	Valid until:	26 September 2033
		Certificate number:	2262-3030-4201-2877-5200
Property type			
Detached house			
Detached house Total floor area			

#### Rules on letting this property

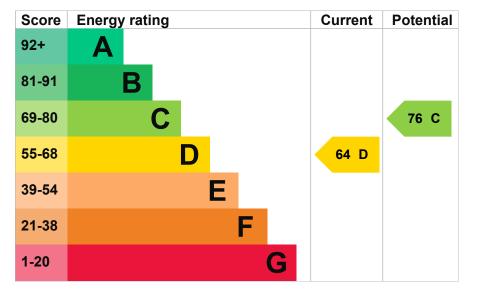
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. It has the potential to be C.

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

### 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	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 164 kilowatt hours per square metre (kWh/m2).

About primary energy use

# Additional information

Additional information about this property:

• Cavity fill is recommended

#### How this affects your energy bills

An average household would need to spend £2,337 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 £387 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 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:

- · 20,551 kWh per year for heating
- 2,904 kWh per year for hot water

#### Impact on the environment

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

# **Carbon emissions**

### An average household produces

### This property's potential production

5.1 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.

### Changes you could make

Do I need to follow these steps in order?

Step 1: Cavity wall insulation	
Typical installation cost	£500 - £1,500
Typical yearly saving	£141
Potential rating after completing step 1	66 D
Step 2: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£170
Potential rating after completing steps 1 and 2	69 C
Step 3: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£76
Potential rating after completing steps 1 to 3	71 C
Step 4: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500
Typical yearly saving	£644
Potential rating after completing steps 1 to 4	76 C

# 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

James Rae

### Telephone

07904 022775

#### Email

raej303@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 Elmhurst Energy Systems Ltd

### Assessor's ID EES/020889

EES/020889

### Telephone

01455 883 250

### Email

enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration No related party

# Date of assessment

26 September 2023

### Date of certificate

27 September 2023

### 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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

### Certificate number

8105-8085-3429-8797-6133 (/energy-certificate/8105-8085-3429-8797-6133)

### Valid until

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> <u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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