

Energy performance certificate (EPC)

33 Holborn Hill
MILLOM
LA18 5BH

Energy rating

D

Valid until: 13 June 2035

Certificate number: 0968-1211-9905-0734-0004

Property type: End-terrace house

Total floor area: 81 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 D. It has the potential to be B.

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

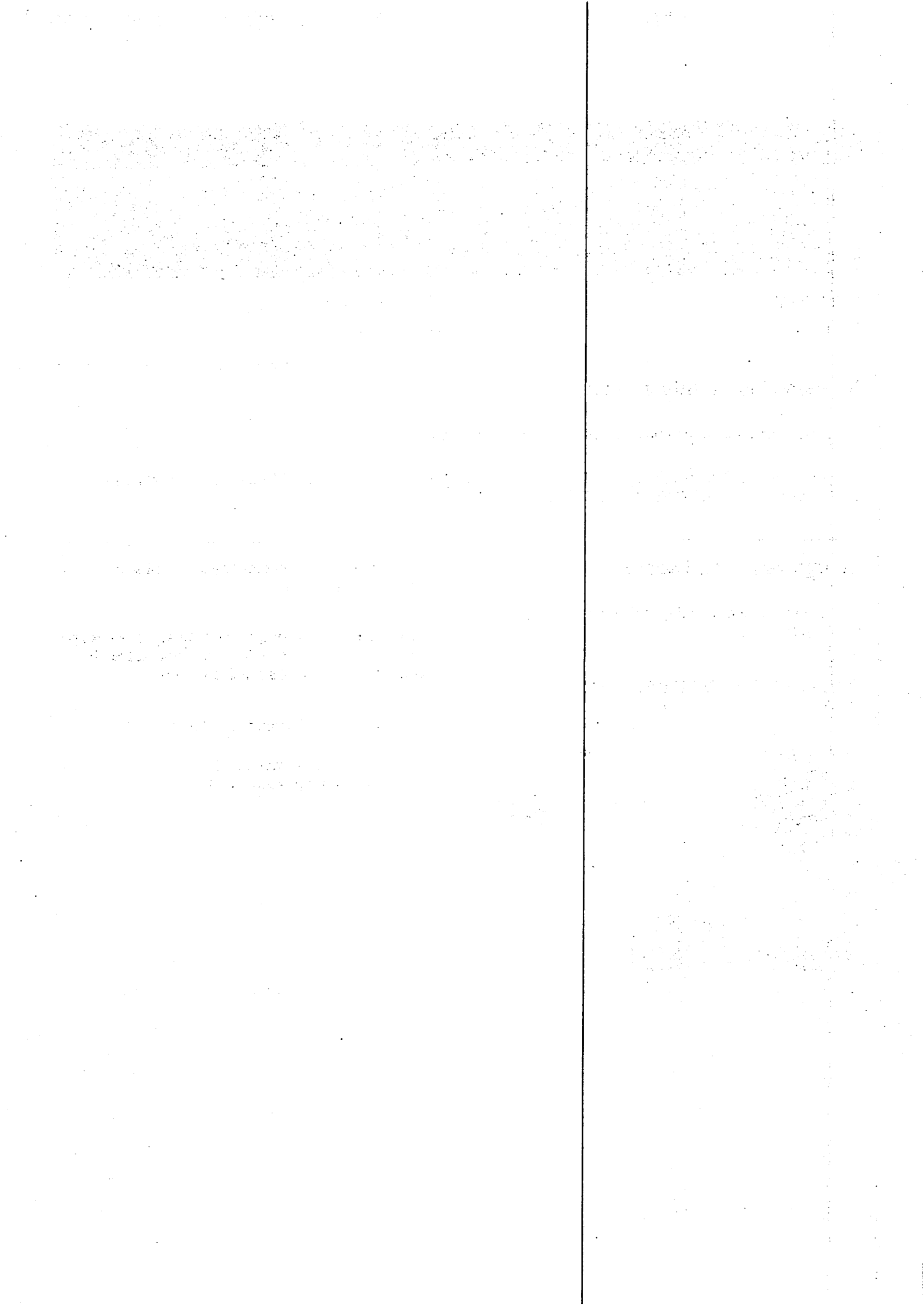
The graph shows this property's current and potential energy rating.

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		84 B
69-80	C		
55-68	D	61 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
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated at rafters	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 280 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
 - Dwelling may be exposed to wind-driven rain
-

How this affects your energy bills

An average household would need to spend **£1,353 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

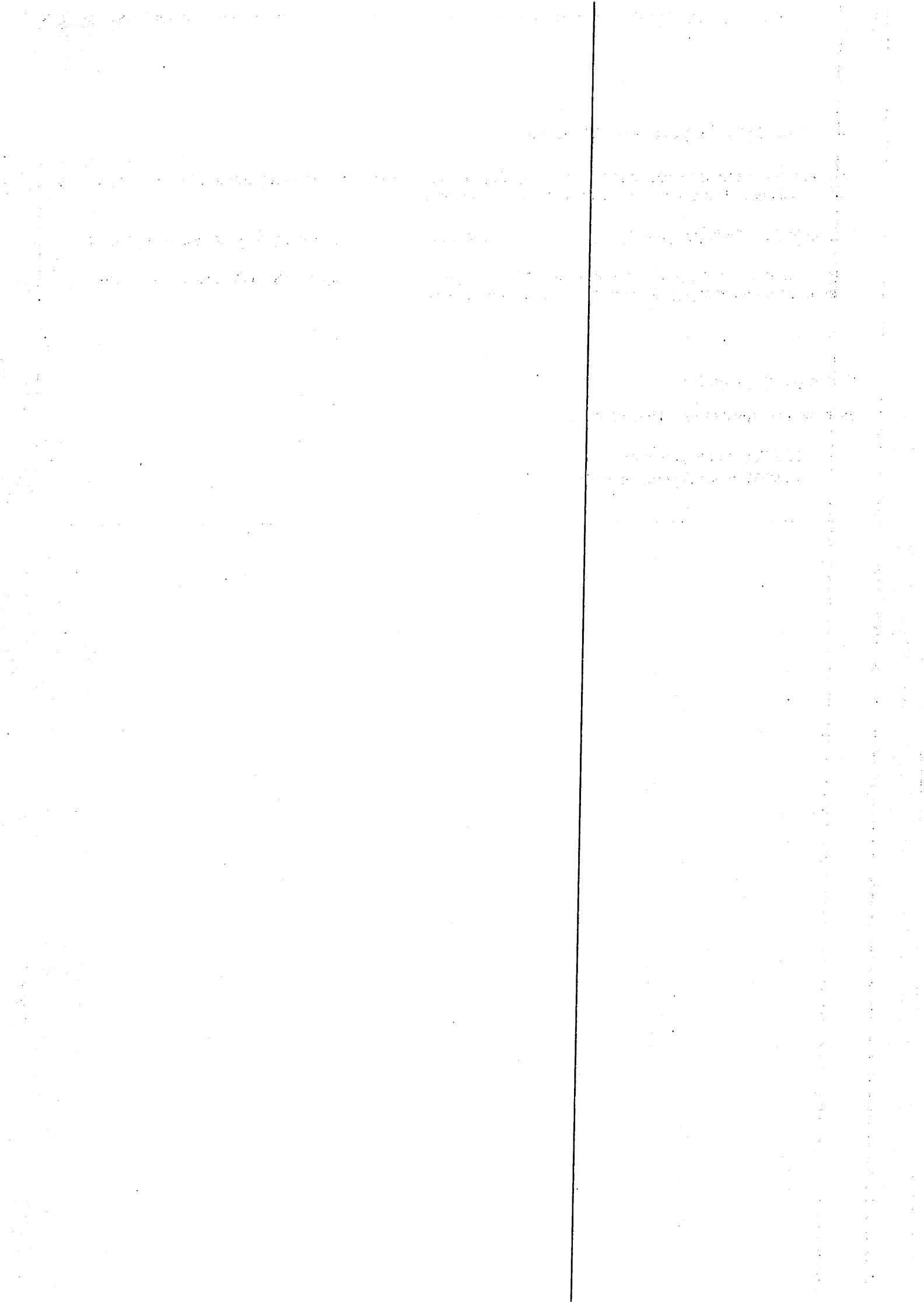
You could **save £471 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 12,282 kWh per year for heating
 - 1,742 kWh per year for hot water
-



Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

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 4.0 tonnes of CO₂

This property's potential production 1.4 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

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£352
2. Floor insulation (solid floor)	£4,000 - £6,000	£40
3. Heating controls (TRVs)	£350 - £450	£35
4. Solar water heating	£4,000 - £6,000	£43
5. Solar photovoltaic panels	£3,500 - £5,500	£447

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:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the various methods used to collect and analyze data. It describes the use of statistical techniques to identify trends and anomalies in the data, and the importance of using reliable sources of information.

3. The third part of the document discusses the role of the auditor in the process. It explains that the auditor's primary responsibility is to provide an independent and objective assessment of the financial statements. This involves a thorough review of the records and a comparison of the results with the applicable accounting standards.

4. The fourth part of the document discusses the importance of transparency and accountability in the financial system. It argues that the public has a right to know how their money is being spent, and that this information should be made available in a clear and accessible format.

5. The fifth part of the document discusses the role of the government in the financial system. It explains that the government has a responsibility to ensure that the financial system is stable and that the interests of the public are protected. This involves a combination of regulation and oversight.

6. The sixth part of the document discusses the importance of education and training in the financial system. It argues that a well-educated and trained workforce is essential for the proper functioning of the financial system, and that this should be a priority for policymakers.

7. The seventh part of the document discusses the importance of international cooperation in the financial system. It explains that the financial system is global in nature, and that international cooperation is essential for the stability and integrity of the system.

8. The eighth part of the document discusses the importance of innovation and technology in the financial system. It argues that innovation and technology are essential for the growth and development of the financial system, and that this should be encouraged and supported.

9. The ninth part of the document discusses the importance of risk management in the financial system. It explains that risk management is essential for the stability and integrity of the financial system, and that this should be a priority for all participants in the system.

10. The tenth part of the document discusses the importance of consumer protection in the financial system. It argues that consumers have a right to be treated fairly and to have their interests protected, and that this should be a priority for all participants in the system.

11. The eleventh part of the document discusses the importance of the legal system in the financial system. It explains that the legal system is essential for the stability and integrity of the financial system, and that this should be a priority for all participants in the system.

12. The twelfth part of the document discusses the importance of the media in the financial system. It argues that the media has a responsibility to provide accurate and unbiased information about the financial system, and that this should be a priority for all participants in the system.

13. The thirteenth part of the document discusses the importance of the academic community in the financial system. It explains that the academic community is essential for the advancement of knowledge and the development of new ideas in the financial system, and that this should be a priority for all participants in the system.

14. The fourteenth part of the document discusses the importance of the private sector in the financial system. It argues that the private sector is essential for the growth and development of the financial system, and that this should be a priority for all participants in the system.

15. The fifteenth part of the document discusses the importance of the public sector in the financial system. It explains that the public sector is essential for the stability and integrity of the financial system, and that this should be a priority for all participants in the system.

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17. The seventeenth part of the document discusses the importance of the future in the financial system. It explains that the future is essential for the stability and integrity of the financial system, and that this should be a priority for all participants in the system.

18. The eighteenth part of the document discusses the importance of the present in the financial system. It argues that the present is essential for the stability and integrity of the financial system, and that this should be a priority for all participants in the system.

19. The nineteenth part of the document discusses the importance of the past in the financial system. It explains that the past is essential for the stability and integrity of the financial system, and that this should be a priority for all participants in the system.

20. The twentieth part of the document discusses the importance of the global in the financial system. It argues that the global is essential for the stability and integrity of the financial system, and that this should be a priority for all participants in the system.

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	Stephen Sim
Telephone	07909838977
Email	simstephen48@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	QUID209130
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 June 2025
Date of certificate	14 June 2025
Type of assessment	RdSAP

