

## 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 | Gary Finnegan                                                        |
| Telephone       | 01914875545                                                          |
| Email           | <a href="mailto:info@greendealfirst.net">info@greendealfirst.net</a> |

### Contacting the accreditation scheme

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

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd                                               |
| Assessor's ID        | STRO023615                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                                                      |
|------------------------|------------------------------------------------------|
| Assessor's declaration | Relative of homeowner or of occupier of the property |
| Date of assessment     | 30 January 2017                                      |
| Date of certificate    | 31 January 2017                                      |
| Type of assessment     | <a href="#">RdSAP</a>                                |

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **17.0 tonnes of CO<sub>2</sub>**

This property's potential production **3.5 tonnes of CO<sub>2</sub>**

You could improve this property's CO<sub>2</sub> 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. Cavity wall insulation                      | £500 - £1,500             | £706                  |
| 2. Floor insulation (solid floor)              | £4,000 - £6,000           | £145                  |
| 3. Low energy lighting                         | £30                       | £56                   |
| 4. Heating controls (room thermostat and TRVs) | £350 - £450               | £286                  |
| 5. Condensing boiler                           | £2,200 - £3,000           | £353                  |
| 6. Solar water heating                         | £4,000 - £6,000           | £46                   |
| 7. Solar photovoltaic panels                   | £5,000 - £8,000           | £287                  |
| 8. Wind turbine                                | £15,000 - £25,000         | £556                  |

## 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)

## How this affects your energy bills

An average household would need to spend **£2,663 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 £1,591 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 32,657 kWh per year for heating
  - 3,003 kWh per year for hot water
-

## 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      |
| Roof                 | Pitched, 150 mm loft insulation                | Good      |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Boiler and radiators, oil                      | Poor      |
| Main heating control | Programmer, no room thermostat                 | Very poor |
| Hot water            | From main system                               | Poor      |
| Lighting             | Low energy lighting in 25% of fixed outlets    | Average   |
| Floor                | Solid, no insulation (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 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 334 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

# Energy performance certificate (EPC)

|                                            |                           |                                                     |
|--------------------------------------------|---------------------------|-----------------------------------------------------|
| Highbank<br>The Hill<br>MILLOM<br>LA18 5HB | Energy rating<br><b>F</b> | Valid until: <b>30 January 2027</b>                 |
|                                            |                           | Certificate number: <b>0328-2880-7794-9873-3695</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 205 square metres |

## Rules on letting this property

### **!** You may not be able to let this property

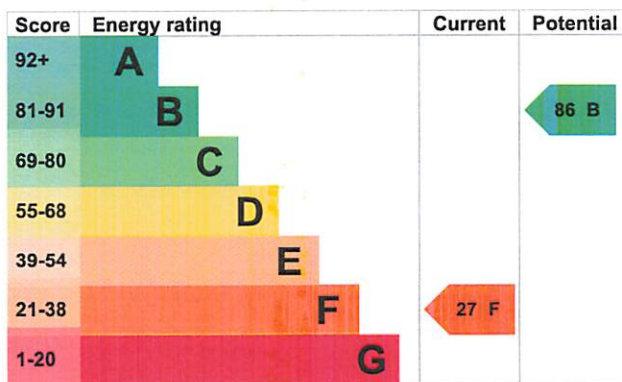
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. 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