Energy performance certificate (EPC)			
Ashbrook Ribblesdale Avenue CLITHEROE BB7 2HZ	Energy rating	Valid until: 13 June 2032 Certificate number: 0190-2074-9261-2092-7461	
Property type		Semi-detached house	
Total floor area		243 square metres	

Rules on letting this property



You may not be able to let this property

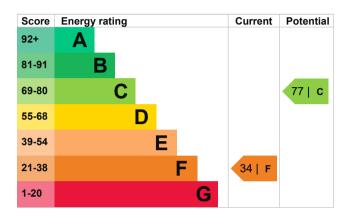
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

Properties can be rented if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. 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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Some double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 439 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

Environmental impact property	of this	This property produces	22.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be D.		This property's potential production	7.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 14.3 tonnes per year. This will help to protect the	
Properties with an A rating pro-	duce less CO2	environment.	
than G rated properties.	6 toppos of CO2	Environmental impact ratin assumptions about averag	e occupancy and
An average household 6 tonnes of CO2 produces		energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (34) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£109
2. Room-in-roof insulation	£1,500 - £2,700	£698
3. Cavity wall insulation	£500 - £1,500	£227
4. Floor insulation (suspended floor)	£800 - £1,200	£153
5. Draught proofing	£80 - £120	£83
6. Low energy lighting	£130	£107
7. Hot water cylinder thermostat	£200 - £400	£144
8. Heating controls (TRVs)	£350 - £450	£99
9. Condensing boiler	£2,200 - £3,000	£392
10. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£144
11. Solar photovoltaic panels	£3,500 - £5,500	£319

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£3631
Potential saving	£2154

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	44408 kWh per year
Water heating	4011 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	1613 kWh per year
Cavity wall insulation	2869 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a gualified 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	Tim Stanley
Telephone	07532 311333
Email	<u>green64epc@b</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

otinternet.com

Stroma Certification Ltd STRO006277 0330 124 9660 certification@stroma.com

No related party 14 June 2022 14 June 2022 RdSAP