Energy performance certificate (EPC)		
Calf Edge Farm Lothersdale KEIGHLEY BD20 8HU	Energy rating	Valid until: 16 August 2032 Certificate number: 0090-2863-4281-2792-3795
Property type		Detached house
Total floor area	:	239 square metres

Rules on letting this property



You may not be able to let this property

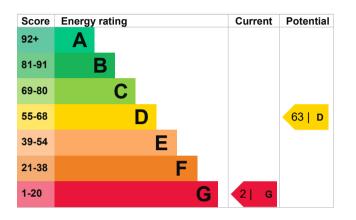
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

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 G. It has the potential to be D.

<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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Very poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in 56% of fixed outlets	Good
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 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
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 390 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• PVs or wind turbine present on the property (England, Wales or Scotland) The assessment does not include any feed-in tariffs that may be applicable to this property.

Environmental impact of this property		This property produces	19.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be C.		This property's potential production	5.4 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 13.6 tonnes per year. This will help to protect the environment.	
Properties with an A rating pro	oduce less CO2		
than G rated properties.	Champer of COO	Environmental impact ratin assumptions about averag	e occupancy and
An average household produces	6 tonnes of CO2	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 G (2) to D (63).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,621
2. Floor insulation (solid floor)	£4,000 - £6,000	£333
3. Heating controls (room thermostat)	£350 - £450	£405
4. Condensing boiler	£2,200 - £3,000	£1,616
5. Solar water heating	£4,000 - £6,000	£76

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	£6111
Potential saving	£4052

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	34428 kWh per year	
Water heating	2927 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Solid wall insulation	10539 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	green64epc@btinternet.co

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

<u>com</u>

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

No related party 17 August 2022 17 August 2022 RdSAP