

Energy performance certificate (EPC)

Heys Farm
Bowland Gate Lane
West Bradford
CLITHEROE
BB7 4TL

Energy rating

F

Valid until: 8 April 2034

Certificate number: 8234-1724-6300-0761-6206

Property type	Semi-detached house
Total floor area	228 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Some double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, wood logs	Very poor
Main heating control	Programmer and at least two room thermostats	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	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 main heating

Primary energy use

The primary energy use for this property per year is 353 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
 - Stone walls present, not insulated
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How this affects your energy bills

An average household would need to spend **£6,232 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 £3,072 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 50,614 kWh per year for heating
- 2,887 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **16.0 tonnes of CO₂**

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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£911
2. Cavity wall insulation	£500 - £1,500	£291
3. Internal or external wall insulation	£4,000 - £14,000	£993
4. Floor insulation (suspended floor)	£800 - £1,200	£195
5. Draught proofing	£80 - £120	£100
6. Low energy lighting	£50	£66
7. Heating controls (zone control)	£350 - £450	£193
8. Solar water heating	£4,000 - £6,000	£65
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£259
10. Solar photovoltaic panels	£3,500 - £5,500	£510
11. Wind turbine	£15,000 - £25,000	£1,111

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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 by visiting www.gov.uk/improve-energy-efficiency

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	Ian Holmes
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.co.uk

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/004952
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 April 2024
Date of certificate	9 April 2024
Type of assessment	RdSAP
