

Energy performance certificate (EPC)

Lower Sandyford
Gisburn Old Road
Blacko
NELSON
BB9 6RH

Energy rating

F

Valid until 10 July 2022

Certificate number

8142-7128-0180-2189-3926

Property type

Detached house

Total floor area

205 square metres

Rules on letting this property



You may not be able to let this property

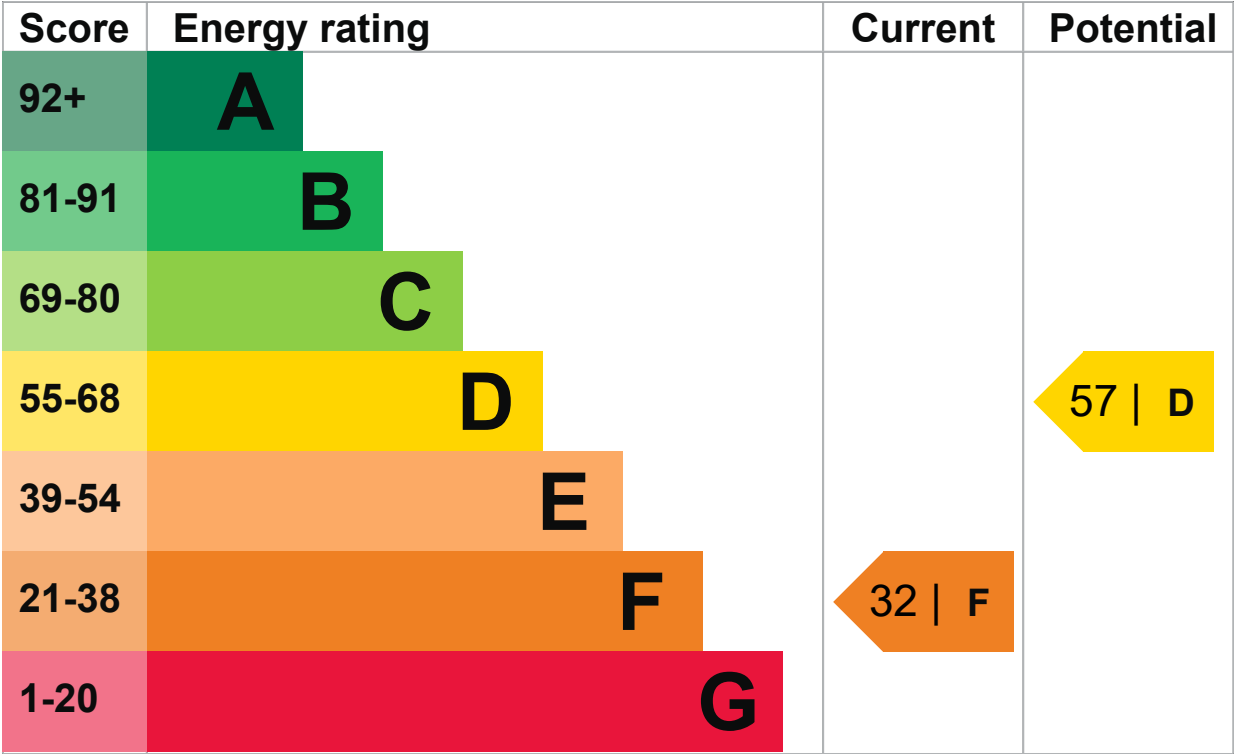
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy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

Properties can be 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 D.

[See how to improve this property's energy 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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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, as built, partial insulation (assumed)	Average
Wall	Sandstone, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 260 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

13.0 tonnes of CO₂

This property's potential production

7.9 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 5.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (32) to D (57).

► [What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£77

Potential rating after carrying out recommendation 1

34 | F

Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£398

Potential rating after carrying out recommendations 1 and 2

43 | E

Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£155

Typical yearly saving £33

Potential rating after carrying out recommendations 1 to 3 43 | E

Recommendation 4: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £164

Potential rating after carrying out recommendations 1 to 4 48 | E

Recommendation 5: Heat recovery system for mixer showers

Heat recovery system for mixer showers

Typical installation cost £585 - £725

Typical yearly saving £18

Potential rating after carrying out recommendations 1 to 5 48 | E

Recommendation 6: High performance external doors

High performance external doors

Typical installation cost £2,000

Typical yearly saving

£41

Potential rating after carrying out recommendations 1 to 6

50 | E

Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£213

Potential rating after carrying out recommendations 1 to 7

55 | D

Recommendation 8: Wind turbine

Wind turbine

Typical installation cost

£1,500 - £4,000

Typical yearly saving

£79

Potential rating after carrying out recommendations 1 to 8

57 | D

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£3169

Potential saving

£904

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

26049.0 kWh per year

Water heating

2354.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1269 kWh per year
Solid wall insulation	4304 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified 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

Matthew Smallwood

Telephone

07811 165 390

Email

mattsmallwood.ees@googlemail.com

Accreditation scheme contact details**Accreditation scheme**

BRE

Assessor ID

BREC200536

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

21 August 2012

Date of certificate

11 July 2012

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.