Energy performance certificate (EPC)

Nutgill Cottage Ingleton CARNFORTH LA6 3DS	Energy rating **G**	Valid until:	**25 September 2034**
		Certificate number:	**2061-6651-5040-5708-1091**

Property type	Detached house
Total floor area	138 square metres

Rules on letting this property

You may not be able to let this property

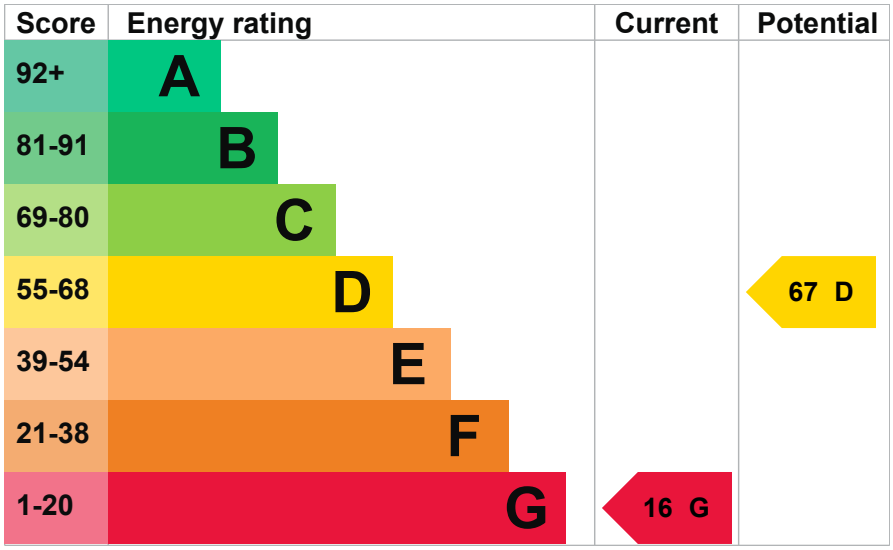
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 G. It has the potential to be D.

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

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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, LPG	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, plus solar, no cylinder thermostat	Poor
Lighting	Low energy lighting in 79% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, 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 water heating

Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£4,738 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 £1,943 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:

- 22,793 kWh per year for heating
- 3,662 kWh per year for hot water

Impact on the environment

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

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	7.1 tonnes of CO2
This property's potential production	1.4 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£202
Potential rating after completing step 1	18 G

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£598
Potential rating after completing steps 1 and 2	26 F

Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£609
Potential rating after completing steps 1 to 3	35 F

Step 4: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£97
Potential rating after completing steps 1 to 4	36 F

Step 5: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£185
Potential rating after completing steps 1 to 5	39 E

Step 6: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30

Typical yearly saving	£24
Potential rating after completing steps 1 to 6	40 E

Step 7: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£227
Potential rating after completing steps 1 to 7	44 E

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£637
Potential rating after completing steps 1 to 8	52 E

Step 9: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£1,313
Potential rating after completing steps 1 to 9	67 D

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). 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

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	Timothy Wood
Telephone	07800 895 988
Email	tjwoodepc@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID200564
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	19 September 2024
Date of certificate	26 September 2024
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 (Monday to Friday, 9am to 5pm).

Certificate number	8900-6327-7990-8304-9902 (/energy-certificate/8900-6327-7990-8304-9902)
Expired on	3 March 2020