Energy performance certificate (EPC)		
Sadlergarth Hilton APPLEBY-IN-WESTMORLAND CA16 6LU	Energy rating	Valid until: 29 November 2032
Property type	Detached house	
Total floor area		148 square metres

Rules on letting this property

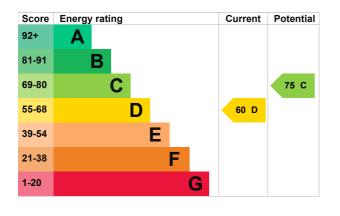
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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	Cavity wall, with external insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
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 72% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,463 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 £237 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 17,059 kWh per year for heating
- 2,773 kWh per year for hot water

Impact on the environment		This property produces	7.8 tonnes of CO2
This property's environme E. It has the potential to be		This property's potential production	5.4 tonnes of CO2
Properties get a rating fror (worst) on how much carb they produce each year.	· · · ·	You could improve this pr emissions by making the This will help to protect th	suggested changes.
Carbon emissions		These ratings are based about average occupancy	/ and energy use.
An average household produces	6 tonnes of CO2	People living at the property may use diff amounts of energy.	rty may use different

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£113
2. Condensing boiler	£2,200 - £3,000	£82
3. Solar water heating	£4,000 - £6,000	£42
4. Solar photovoltaic panels	£3,500 - £5,500	£349

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	Andrew Dugdale
Telephone	07495470554
Email	lilywhiteps@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	ECMK	
Assessor's ID	ECMK304582	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	29 November 2022
Date of certificate	30 November 2022
Type of assessment	RdSAP