

# Energy performance certificate (EPC)

17 Alder Hill Croft  
Earby  
BARNOLDSWICK  
BB18 6SG

Energy rating

C

Valid until: 29 March 2033

Certificate number: 2637-9527-1200-0380-5276

**Property type**

Detached house

**Total floor area**

133 square metres

## Rules on letting this property

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

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>).

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, limited insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 199 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	4.7 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	3.5 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. 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.

## Changes you could make

► [Do I need to follow these steps in order?](#)

### Step 1: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£53
Potential rating after completing step 1	72 C

### Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£87
Potential rating after completing steps 1 and 2	73 C

### Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£604
Potential rating after completing steps 1 to 3	81 B

## 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.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2324
Potential saving if you complete every step in order	£140

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.

## 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	14054 kWh per year
Water heating	2306 kWh per year

## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	535 kWh per year

## Saving energy in this property

[Find ways to save energy in your home.](#)

### 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	Ian Holmes
Telephone	01495 234 300
Email	<a href="mailto:epcquery@vibrantenergymatters.co.uk">epcquery@vibrantenergymatters.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/004952
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	30 March 2023
Date of certificate	30 March 2023
Type of assessment	▶ <a href="#">RdSAP</a>

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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** [8177-6620-7789-9013-0906 \(/energy-certificate/8177-6620-7789-9013-0906\)](/energy-certificate/8177-6620-7789-9013-0906)

**Valid until** 7 October 2023

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**Certificate number** [8971-6622-7789-9054-0006 \(/energy-certificate/8971-6622-7789-9054-0006\)](/energy-certificate/8971-6622-7789-9054-0006)

**Expired on** 6 December 2019

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