

Energy performance certificate (EPC)

1 Finkle Street
Malham
SKIPTON
BD23 4AW

Energy rating

F

Valid until: 31 August 2033

Certificate number: 9037-7821-0200-0609-9202

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 240 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. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. 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 | | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 29 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, partial insulation (assumed) | Average |
| Roof | Pitched, no insulation | Very poor |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Partial double glazing | Poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 70% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

Primary energy use

The primary energy use for this property per year is 335 kilowatt hours per square metre (kWh/m²).

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 **£5,833 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 £3,501 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 51,240 kWh per year for heating
 - 3,434 kWh per year for hot water
-

Impact on the environment

This property's current 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. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 21.0 tonnes of CO₂

This property's potential production 5.0 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. Increase loft insulation to 270 mm | £100 - £350 | £919 |
| 2. Cavity wall insulation | £500 - £1,500 | £218 |
| 3. Internal or external wall insulation | £4,000 - £14,000 | £1,175 |
| 4. Floor insulation (solid floor) | £4,000 - £6,000 | £230 |
| 5. Draught proofing | £80 - £120 | £59 |
| 6. Low energy lighting | £35 | £83 |
| 7. Heating controls (room thermostat and TRVs) | £350 - £450 | £303 |
| 8. Condensing boiler | £2,200 - £3,000 | £309 |
| 9. Solar water heating | £4,000 - £6,000 | £64 |
| 10. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £139 |
| 11. Solar photovoltaic panels | £3,500 - £5,500 | £684 |
| 12. Wind turbine | £15,000 - £25,000 | £1,540 |

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 | Adrian Whitworth |
| Telephone | 07908140550 |
| Email | adywhit@btinternet.com |

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/002593 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 1 September 2023 |
| Date of certificate | 1 September 2023 |
| Type of assessment | RdSAP |
