

# Energy performance certificate (EPC)

Mearbeck  
Track To Mearbeck  
Long Preston  
SKIPTON  
BD23 4QP

Energy rating

F

Valid until: 23 July 2033

Certificate number: 2211-5874-2218-1711-7536

Property type

Semi-detached house

Total floor area

226 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. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 22 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 |
| Roof                 | Roof room(s), no insulation (assumed)                     | Very poor |
| Roof                 | Pitched, no insulation (assumed)                          | Very poor |
| Window               | Some double glazing                                       | Poor      |
| Main heating         | Electric storage heaters                                  | Average   |
| Main heating control | Manual charge control                                     | Poor      |
| Hot water            | Electric immersion, off-peak                              | Very poor |
| Lighting             | Low energy lighting in 78% 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 840 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£9,717 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 £6,212 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.

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## Heating this property

Estimated energy needed in this property is:

- 58,429 kWh per year for heating
  - 2,209 kWh per year for hot water
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## Impact on the environment

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

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

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 34.0 tonnes of CO<sub>2</sub>

This property's potential production 11.5 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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## Changes you could make

| Step  | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Room-in-roof insulation  | £1,500 - £2,700           | £2,128                |
| 2. Internal or external wall insulation                           | £4,000 - £14,000          | £1,570                |
| 3. Floor insulation (solid floor)                                 | £4,000 - £6,000           | £185                  |
| 4. Draught proofing   | £80 - £120                | £266                  |
| 5. High heat retention storage heaters                            | £2,000 - £3,000           | £1,620                |
| 6. Solar water heating  | £4,000 - £6,000           | £76                   |
| 7. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500           | £367                  |
| 8. Solar photovoltaic panels                                      | £3,500 - £5,500           | £684                  |

## 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](http://www.gov.uk/improve-energy-efficiency).

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## 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 | Sanjodh Toor   |
| Telephone       | 07966661379  |
| Email           | <a href="mailto:stoor@fadingfootprints.co.uk">stoor@fadingfootprints.co.uk</a> |

### 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        | ECMK300840   |
| Telephone            | 0333 123 1418  |
| Email                | <a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 6 July 2023           |
| Date of certificate    | 24 July 2023          |
| Type of assessment     | <a href="#">RdSAP</a> |

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