

Energy performance certificate (EPC)

Causeway West Lumbutts TODMORDEN OL14 6JG	Energy rating F	Valid until: 5 July 2033
		Certificate number: 2134-1910-2977-0171-6117

Property type

Detached house

Total floor area

138 square metres

Rules on letting this property

You may not be able to let this property

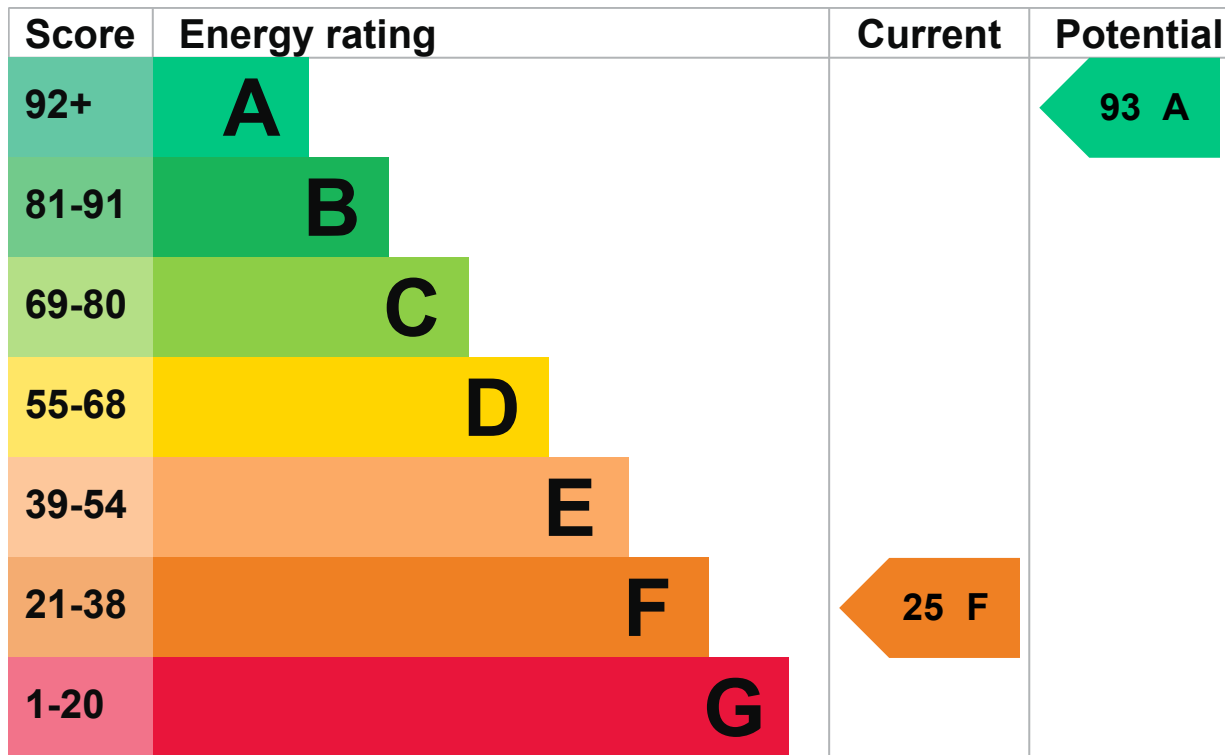
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energ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

[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
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 56% of fixed outlets	Good

Feature	Description	Rating
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 437 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£4,287 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 £2,580 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:

- 29,854 kWh per year for heating
- 4,167 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 B.

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

16.0 tonnes of CO₂

This property's potential production

3.2 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

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

Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£1,629

Potential rating after completing step 1

51 E

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£183

Potential rating after completing steps 1 and 2

55 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£55

Potential rating after completing steps 1 to 3

56 D

Step 4: Low energy lighting

Typical installation cost

£35

Typical yearly saving

£68

Potential rating after completing steps 1 to 4

57 D

Step 5: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£35

Potential rating after completing steps 1 to 5

58 D

Step 6: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£153

Potential rating after completing steps 1 to 6

61 D

Step 7: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£391

Potential rating after completing steps 1 to 7

69 C

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£67

Potential rating after completing steps 1 to 8

71 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£582

Potential rating after completing steps 1 to 9

78 C

Step 10: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£1,313

Potential rating after completing steps 1 to 10

93 A

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.](#)

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 Smith

Telephone

07736808339

Email

l.gs@outlook.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

ECMK302423

Telephone

0333 123 1418

Emailinfo@ecmk.co.uk

About this assessment**Assessor's declaration**

No related party

Date of assessment

1 July 2023

Date of certificate

6 July 2023

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

There are no related certificates for this property.