

Energy performance certificate (EPC)

1 Holme Ground Cottages
CONISTON
LA21 8DH

Energy rating

F

Valid until: 7 March 2027

Certificate number: 0688-4007-7297-5503-4970

Property type

end-terrace house

Total floor area

115 square metres

Rules on letting this property



You may not be able to let this property

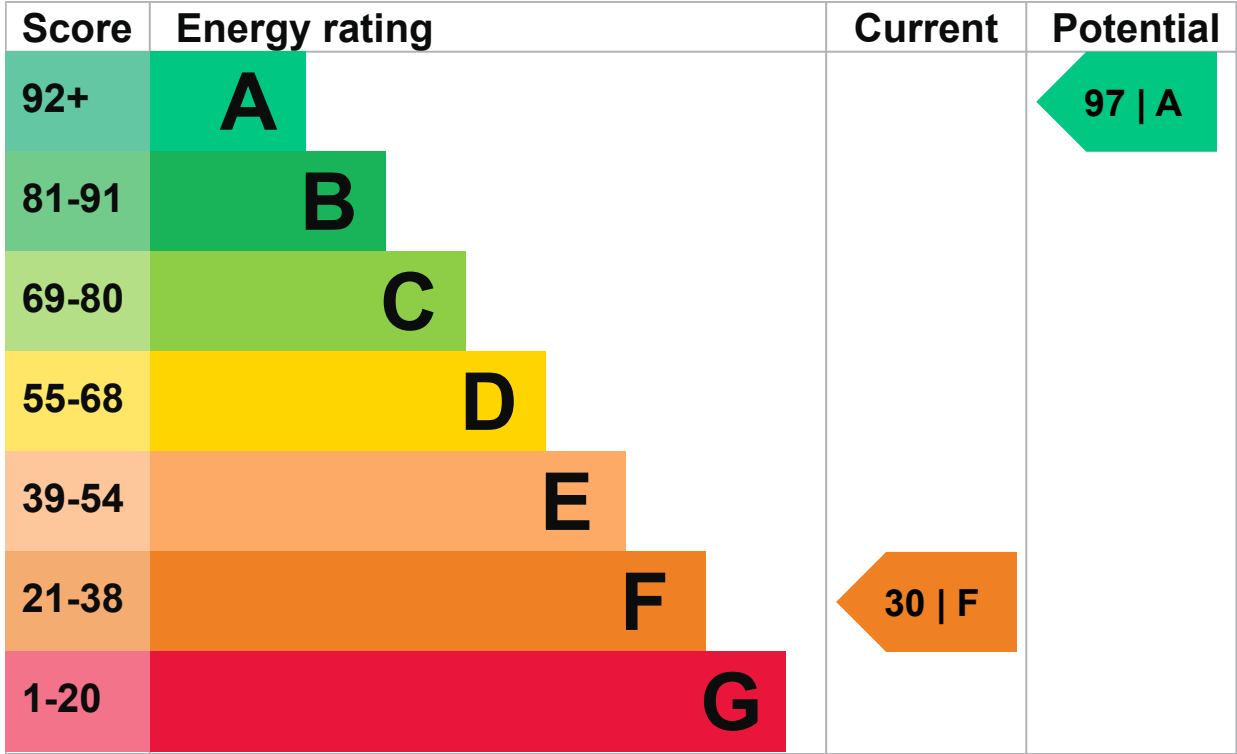
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy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

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

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



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 432 kilowatt hours per square metre (kWh/m2).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

Environmental impact of this property

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.

An average household produces

6 tonnes of CO2

This property produces

13.0 tonnes of CO2

This property’s potential production

2.6 tonnes of CO2

You could improve this property’s CO2 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.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

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

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£477

Potential rating after completing step 1

47 | E

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£309

Potential rating after completing steps 1 and 2

60 | D

Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£33

Potential rating after completing steps 1 to 3

Step 4: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£41

Potential rating after completing steps 1 to 4

63 | D

Step 5: Low energy lighting

Typical installation cost

£35

Typical yearly saving

£40

Potential rating after completing steps 1 to 5

64 | D

Step 6: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£53

Potential rating after completing steps 1 to 6

65 | D

Step 7: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£55

Potential rating after completing steps 1 to 7

67 | D

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£34

Potential rating after completing steps 1 to 8

69 | C

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£55

Potential rating after completing steps 1 to 9

72 | C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving£270

Potential rating after completing steps 1 to 1080 | C

Step 11: Wind turbine**Typical installation cost**£15,000 - £25,000

Typical yearly saving£556

Potential rating after completing steps 1 to 1197 | A

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£1906

Potential saving if you complete every step in order£1098

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**

29791 kWh per year

Water heating

3486 kWh per year

Potential energy savings by installing insulation**Type of insulation****Amount of energy saved****Solid wall insulation**

5450 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**

Brian Parkinson

Telephone

08452579750

Emailinfo@icompile.co.uk**Accreditation scheme contact details****Accreditation scheme**

Stroma Certification Ltd

Assessor ID

STRO024472

Telephone

0330 124 9660

Emailcertification@stroma.com

Assessment details**Assessor's declaration**

No related party

Date of assessment

8 March 2017

Date of certificate

8 March 2017

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.