# **Energy performance certificate (EPC)**

3 Hill Foot Cark in Cartmel GRANGE-OVER-SANDS LA11 7NX Energy rating

Valid until: 2 October 2028

Certificate number: 0278-8975-6200-4398-0914

Property type End-terrace house

Total floor area 124 square metres

# Rules on letting this property

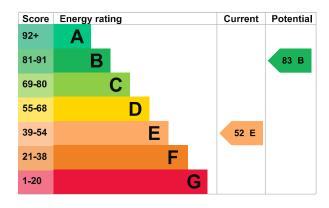
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
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 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 340 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- · 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 £1,564 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 £776 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 26,088 kWh per year for heating
- 1,975 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

• 9,037 kWh per year from solid wall insulation

## More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	6.7 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be B.		This property's potential production	2.2 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based or	•	
An average household produces	6 tonnes of CO2	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. Flat roof or sloping ceiling insulation	£850 - £1,500	£204

Step	Typical installation cost	Typical yearly saving
2. Internal or external wall insulation	£4,000 - £14,000	£455
3. Low energy lighting	£55	£49
4. Solar water heating	£4,000 - £6,000	£31
5. High performance external doors	£3,000	£38
6. Solar photovoltaic panels	£5,000 - £8,000	£296

## Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). This will help you buy a more efficient, low carbon heating system for this property.

#### 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 Iain Donaldson 01539 734183 Telephone

Email northwestinspector@mail.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/019585 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration No related party Date of assessment 3 October 2018 Date of certificate 3 October 2018 Type of assessment

**RdSAP**