

# ENER SERVICES & SURVEYS



## EPC INFORMATION PACK

**Project Reference: 2024-01-3307**

**Osprey Gifts & Interiors Limited**

**Church Bridge**

**Grasmere,**

**Ambleside**

**LA22 9SN**

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HM Government

# ENERGY PERFORMANCE CERTIFICATE NON DOMESTIC

Osprey Gifts & Interiors Limited  
Church Bridge  
Stock Lane  
Grasmere  
Ambleside  
LA22 9SN

Energy rating

C

Valid until  
**7 February 2034**

Certificate number  
**8559-1742-9364-6137-9437**

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

65 **C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

### Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

The validity of this certificate can be confirmed by visiting the link below

<https://find-energy-certificate.service.gov.uk/energy-certificate/8559-1742-9364-6137-9437>

ENER SERVICES & SURVEYS



This document has been produced as a service to clients by

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HM Government

**ENERGY PERFORMANCE  
CERTIFICATE  
NON DOMESTIC**

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# Energy performance certificate (EPC)

Osprey Gifts & Interiors Limited  
Church Bridge  
Stock Lane  
Grasmere  
Ambleside  
LA22 9SN

Energy rating

C

Valid until: **7 February 2034**

Certificate number: **8559-1742-9364-6137-9437**

Property type **Retail/Financial and Professional Services**

Total floor area **26 square metres**

## Rules on letting this property

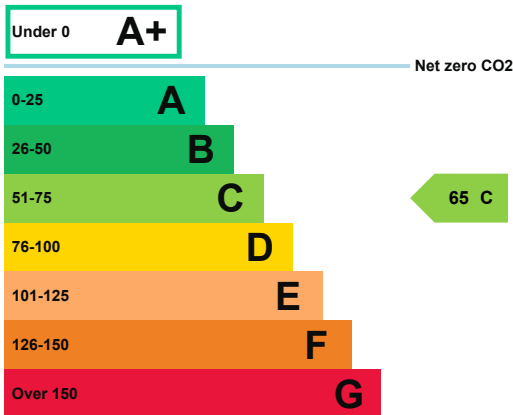
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





## How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 A

If typical of the existing stock

19 A

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	22.22
Primary energy use (kWh/m <sup>2</sup> per year)	234

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1260-6658-7033-3635-3551\)](/energy-certificate/1260-6658-7033-3635-3551).

## 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	Neil Austin
Telephone	01253486919
Email	<a href="mailto:neil.austin@ener-services.co.uk">neil.austin@ener-services.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/017379
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Ener Services & Surveys Ltd
Employer address	Airey House Shepherd Road Lytham St Annes
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 February 2024
Date of certificate	8 February 2024

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# Energy performance certificate (EPC) recommendation report

Osprey Gifts & Interiors Limited  
Church Bridge  
Stock Lane  
Grasmere  
Ambleside  
LA22 9SN

Report number  
**1260-6658-7033-3635-3551**

Valid until  
**7 February 2034**

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## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Install more efficient water heater.	Medium
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

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## Property and report details

Report issued on	8 February 2024
Total useful floor area	26 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Neil Austin
Telephone	01253486919
Email	<a href="mailto:neil.austin@ener-services.co.uk">neil.austin@ener-services.co.uk</a>
Employer's name	Ener Services & Surveys Ltd
Employer's address	Airey House Shepherd Road Lytham St Annes
Assessor ID	EES/017379
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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# Secondary Recommendations Report

Not for Official Submission

v6.1.e.0

Building name

Date: Thu Feb 08 11:25:07 2024

## Osprey Gifts & Interiors

Building type: Retail/Financial and Professional Services

This report lists recommendations for energy-efficiency improvements to the building.

### Key to colour codes used in this report

Included by the calculation

Included by the user

Excluded by the user

### Recommendations for HEATING

#### HEATING accounts for 68.7% of the CO2 emissions

The overall energy performance of HEATING provision is POOR

The overall CO2 performance of HEATING provision is POOR

The average energy efficiency of HEATING provision is GOOD

The average CO2 efficiency of HEATING provision is GOOD

#### This recommendation was excluded by the assessor.

Add optimum start/stop to the heating system.

Code: EPC-H7  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: GOOD  
Applicable to: Whole building

Comments: No comments from assessor

#### This recommendation was excluded by the assessor.

Add weather compensation controls to heating system.

Code: EPC-H8  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: GOOD  
Applicable to: Whole building

Comments: No comments from assessor

#### This recommendation was excluded by the assessor.

The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.

Code: EPC-H4  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: GOOD  
Applicable to: Whole building

Comments: No comments from assessor

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**The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.**

Code: EPC-H4  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: EPH HVAC

Comments:

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**Add optimum start/stop to the heating system.**

Code: EPC-H7  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: EPH HVAC

Comments:

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**Add weather compensation controls to heating system.**

Code: EPC-H8  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: EPH HVAC

Comments:

---

**Add optimum start/stop to the heating system.**

Code: EPC-H7  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Def EPH HVAC

Comments:

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**Add weather compensation controls to heating system.**

Code: EPC-H8  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Def EPH HVAC

Comments:

## Recommendations for COOLING

### **COOLING accounts for 0% of the CO2 emissions**

The overall energy performance of COOLING provision is NOT APPLICABLE

The overall CO2 performance of COOLING provision is NOT APPLICABLE

The average energy efficiency of COOLING provision is NOT APPLICABLE

The average CO2 efficiency of COOLING provision is NOT APPLICABLE

There are no recommendations for COOLING

## Recommendations for HOT-WATER

### HOT-WATER accounts for 1.9% of the CO2 emissions

The overall energy performance of HOT-WATER provision is FAIR

The overall CO2 performance of HOT-WATER provision is FAIR

The average energy efficiency of HOT-WATER provision is POOR

The average CO2 efficiency of HOT-WATER provision is POOR

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#### Install more efficient water heater.

Code: EPC-W1  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Default DHW as per regulations

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#### Consider replacing HWS with point of use system.

Code: EPC-W2  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Default DHW as per regulations

---

#### Install more efficient water heater.

Code: EPC-W1  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Default Electric Instant DHW

Comments:

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#### Consider replacing HWS with point of use system.

Code: EPC-W2  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Default Electric Instant DHW

Comments:

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## Recommendations for LIGHTING

### LIGHTING accounts for 29.1% of the CO2 emissions

The overall energy performance of LIGHTING provision is FAIR

The overall CO2 performance of LIGHTING provision is FAIR

There are no recommendations for LIGHTING

## Recommendations for RENEWABLES

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**Consider installing a ground source heat pump.**

Code: EPC-R1  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Probably not appropriate at this location

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**Consider installing building mounted wind turbine(s).**

Code: EPC-R2  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Probably not appropriate at this location

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**Consider installing solar water heating.**

Code: EPC-R3  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Probably not appropriate at this location

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**Consider installing PV.**

Code: EPC-R4  
Energy Impact: LOW  
CO2 Impact: LOW  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Probably not appropriate at this location

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**Consider installing an air source heat pump.**

Code: EPC-R5  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Economics and practicalities would require careful investigation prior to any investment

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**Consider installing a ground source heat pump.**

Code: EPC-R1  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: POOR  
Applicable to: EPH HVAC

Comments:

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**Consider installing an air source heat pump.**

Code: EPC-R5  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: POOR  
Applicable to: EPH HVAC

Comments:

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### Consider installing a ground source heat pump.

Code: EPC-R1  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: POOR  
Applicable to: Def EPH HVAC

Comments:

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### Consider installing an air source heat pump.

Code: EPC-R5  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: POOR  
Applicable to: Def EPH HVAC

Comments:

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## Recommendations for OVERHEATING

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**This recommendation was excluded by the assessor.**

In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

Code: EPC-V1  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: GOOD  
Applicable to: Whole building

Comments: No comments from assessor

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## Recommendations for ENVELOPE

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**Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.**

Code: EPC-E1  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Nature of the building would require major investment to either upgrade walls externally including insulation or insulate internally. Economics and planning consents would be extremely difficult to justify.

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**Some solid walls are poorly insulated - introduce or improve internal wall insulation.**

Code: EPC-E3  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Nature of the building would require major investment to either upgrade walls externally including insulation or insulate internally. Economics and planning consents would be extremely difficult to justify.

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**Some walls have uninsulated cavities - introduce cavity wall insulation.**

Code: EPC-E4  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Nature of the building would require major investment to either upgrade walls externally including insulation or insulate internally. Economics and planning consents would be extremely difficult to justify.

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**Some windows have high U-values - consider installing secondary glazing.**

Code: EPC-E5  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Some of the windows are of an age where more efficient glazing units are available. In the event that maintenance is required it would be well worth considering upgrading to argon and reflective units. Will be planning issues here.

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**This recommendation was excluded by the assessor.**

**Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.**

Code: EPC-E7  
Energy Impact: HIGH  
CO2 Impact: HIGH  
CO2 Saved per £ Spent: GOOD  
Applicable to: Whole building

Comments: No comments from assessor

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**Some glazing is poorly insulated. Replace/improve glazing and/or frames.**

Code: EPC-E8  
Energy Impact: MEDIUM  
CO2 Impact: MEDIUM  
CO2 Saved per £ Spent: POOR  
Applicable to: Whole building

Comments: Some of the windows are of an age where more efficient glazing units are available. In the event that maintenance is required it would be well worth considering upgrading to argon and reflective units. Will be planning issues here.

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## Recommendations for FUEL-SWITCHING

There are no recommendations for FUEL-SWITCHING

## Recommendations for AUXILIARY

**AUXILIARY accounts for 0.3% of the CO2 emissions**

The overall energy performance of AUXILIARY provision is POOR

The overall CO2 performance of AUXILIARY provision is POOR

There are no recommendations for AUXILIARY

## Recommendations for OTHER

There are no recommendations for OTHER

ONLY FOR  
ILLUSTRATION

# SBEM Main Calculation Output Document

Thu Feb 08 11:25:07 2024

v6.1.e.0

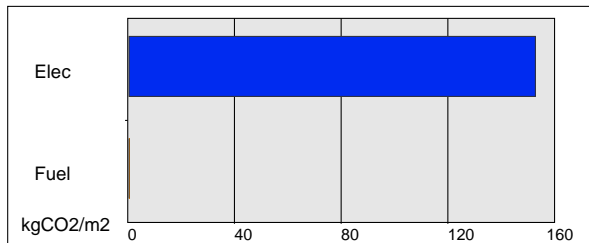
Building name

## Osprey Gifts & Interiors

Building type: Retail/Financial and Professional Services

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

### Building Energy Performance and CO2 emissions

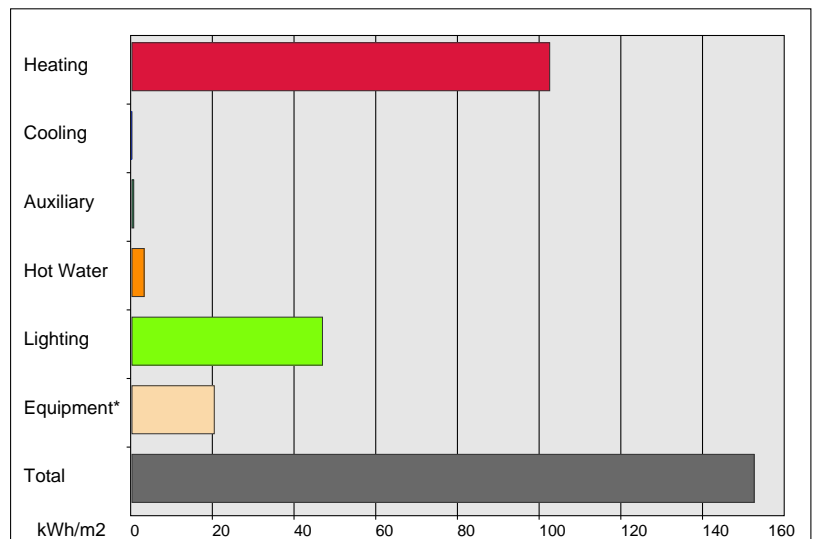
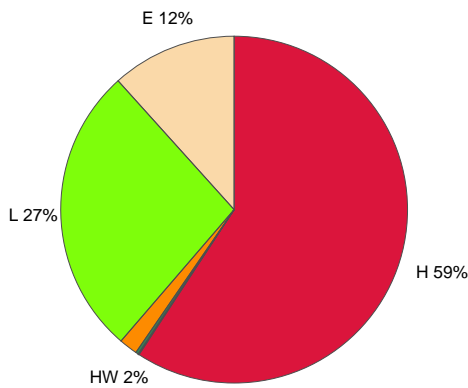


0 kgCO2/m2 displaced by the use of renewable sources.

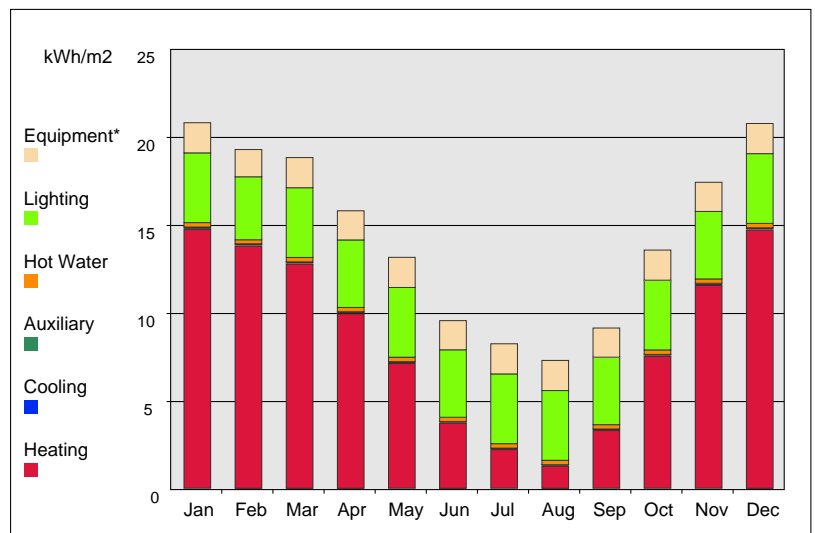
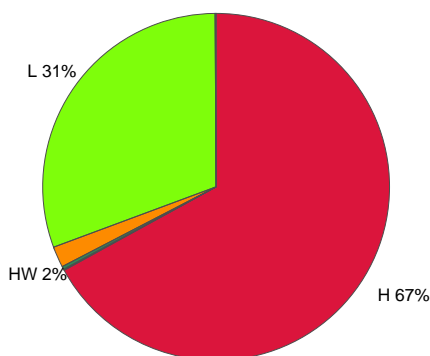
Building area is 26.07 m2

### Annual Energy Consumption

(Pie chart including Equipment end-use)

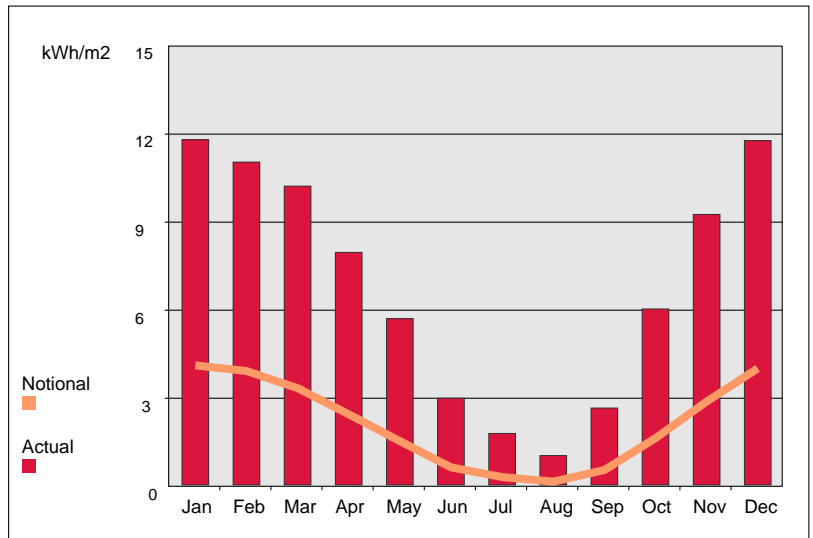
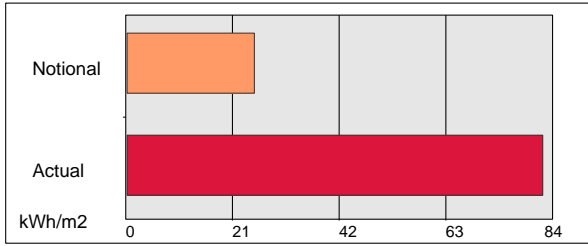


(Pie chart excluding Equipment end-use)



(\*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.

## Annual Heating Demand



## Annual Cooling Demand

