

# Energy performance certificate (EPC)

8 Aynsome Manor Park  
Aynsome Lane  
Cartmel  
GRANGE-OVER-SANDS  
LA11 6HH

Energy rating

F

Valid until: 6 December 2032

Certificate number: 9232-2329-1209-0771-2222

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 93 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 energy rating is F. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 34 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                 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Roof                 | Roof room(s), ceiling insulated                         | Poor      |
| Window               | Fully double glazed                                     | Average   |
| Main heating         | Room heaters, electric                                  | Very poor |
| Main heating control | Appliance thermostats                                   | Good      |
| Hot water            | Electric immersion, off-peak                            | Poor      |
| Lighting             | Low energy lighting in 80% 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 485 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
  - Dwelling may be exposed to wind-driven rain
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## How this affects your energy bills

An average household would need to spend **£2,351 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 £1,440 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 12,885 kWh per year for heating
- 2,431 kWh per year for hot water

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### Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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>

This property produces 7.8 tonnes of CO<sub>2</sub>

This property's potential production 3.3 tonnes of CO<sub>2</sub>

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. Flat roof or sloping ceiling insulation | £850 - £1,500             | £80                   |
| 2. Room-in-roof insulation                 | £1,500 - £2,700           | £514                  |
| 3. Internal or external wall insulation    | £4,000 - £14,000          | £293                  |
| 4. Floor insulation (solid floor)          | £4,000 - £6,000           | £83                   |
| 5. Increase hot water cylinder insulation  | £15 - £30                 | £33                   |

| Step                                   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 6. High heat retention storage heaters | £2,000 - £3,000           | £352                  |
| 7. Solar water heating                 | £4,000 - £6,000           | £84                   |
| 8. Solar photovoltaic panels           | £3,500 - £5,500           | £383                  |

### 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 | Amy Gunby  |
| Telephone       | 01229 588111   |
| Email           | <a href="mailto:scoward@pooletownsend.co.uk">scoward@pooletownsend.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/019269   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |  |
|------------------------|--|
| Assessor's declaration | Employed by the professional dealing with the property transaction |
| Date of assessment     | 29 November 2022   |
| Date of certificate    | 7 December 2022  |
| Type of assessment     | <a href="#">RdSAP</a>  |

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