Energy performance certificate (EPC)

1 Woodbank Villas Fernleigh Road GRANGE-OVER-SANDS LA11 7HN Energy rating

Valid until: 21 July 2025

Certificate number: 0332-2872-7334-9725-9515

Property type End-terrace house

Total floor area 155 square metres

Rules on letting this property

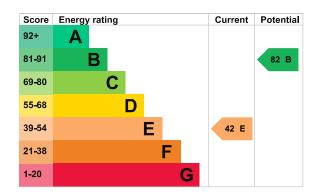
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Roof | Roof room(s), ceiling insulated | Very poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Some double glazing | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in 29% of fixed outlets | Average |
| 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 398 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 £2,377 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 £1,404 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 31,472 kWh per year for heating
- 5,350 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 11.0 tonnes of CO2
This property's 3.3 tonnes of CO2
potential production

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

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|--------------------------|
| 1. Flat roof or sloping ceiling insulation | £850 - £1,500 | £69 |
| 2. Room-in-roof insulation | £1,500 - £2,700 | £331 |
| 3. Internal or external wall insulation | £4,000 - £14,000 | £540 |
| 4. Floor insulation (solid floor) | £4,000 - £6,000 | £56 |
| 5. Draught proofing | £80 - £120 | £61 |

| Step | Typical installation cost | Typical yearly saving |
|---|------------------------------|--------------------------|
| 6. Low energy lighting | £60 | £46 |
| 7. Solar water heating | £4,000 - £6,000 | £167 |
| 8. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £132 |
| 9. Solar photovoltaic panels | £5,000 - £8,000 | £270 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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

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 |
|-----------------|-----------------------------|
| Telephone | 01539 734183 |
| 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 | NHER |
|--|--------------------------------|
| Assessor's ID | NHER005086 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |
| About this assessment Assessor's declaration | No related party |
| Date of assessment | 22 July 2015 |
| | |
| Date of certificate | 22 July 2015 |