

Energy performance certificate (EPC)

Gowan Brae Ashleigh Road Arnside CARNFORTH LA5 0HE	Energy rating E	Valid until:	4 September 2024
		Certificate number:	8297-7025-0480-6922-4922

Property type	Detached house
Total floor area	115 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	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	Cavity wall, filled cavity	Good
Roof	Pitched, no insulation	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 15% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
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 581 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Dual electricity meter selected but there is also an electricity meter for standard tariff
The assessment has been done on the basis of an off-peak electricity tariff. However some heating or hot water appliances may be on the standard domestic tariff.

How this affects your energy bills

An average household would need to spend **£1,900 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 £976 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 18,782 kWh per year for heating
- 2,967 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is G. It has the potential to be E.

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	12.0 tonnes of CO2
This property's potential production	5.6 tonnes of CO2

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

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£390
Potential rating after completing step 1	51 E

Step 2: Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£142
Potential rating after completing steps 1 and 2	56 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£65
Potential rating after completing steps 1 to 3	58 D

Step 4: Low energy lighting

Typical installation cost	£55
Typical yearly saving	£44
Potential rating after completing steps 1 to 4	59 D

Step 5: Fan assisted storage heaters

Typical installation cost	£1,800 - £2,400
Typical yearly saving	£289
Potential rating after completing steps 1 to 5	68 D

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£45
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Potential rating after completing steps 1 to 6
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70 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
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Typical yearly saving	£251
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Potential rating after completing steps 1 to 7
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78 C

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](#)

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	Helen Winter
Telephone	01524 761252
Email	epcs@lakedistricthomeinspectors.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201557
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	22 May 2013
Date of certificate	5 September 2014

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).

Certificate number

[8406-0020-8929-5427-9573 \(/energy-certificate/8406-0020-8929-5427-9573\)](#)

Expired on

27 May 2023

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