

Energy performance certificate (EPC)

Stable Beck Grasmere AMBLESIDE LA22 9PX	Energy rating F	Valid until: 22 March 2035
		Certificate number: 0390-2360-2470-2695-3775

Property type	Detached house
Total floor area	155 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		 70 C
55-68	D		
39-54	E		
21-38	F	 32 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, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
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 67% of fixed outlets	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 857 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£6,114 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 £2,833 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2025** 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:

- 43,253 kWh per year for heating
- 2,172 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	23.0 tonnes of CO2
This property's potential production	12.0 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.

Steps you could take to save energy

► [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 £200

Potential rating after completing step 1

34 F

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £264

Potential rating after completing steps 1 and 2

36 F

Step 3: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £800

Potential rating after completing steps 1 to 3

44 E

Step 4: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £427

Potential rating after completing steps 1 to 4

49 E

Step 5: Low energy lighting

Typical installation cost £20

Typical yearly saving £35

Potential rating after completing steps 1 to 5

50 E

Step 6: High heat retention storage heaters

Typical installation cost £2,000 - £3,000

Typical yearly saving £1,001

Potential rating after completing steps 1 to 6**62 D****Step 7: Solar water heating****Typical installation cost** £4,000 - £6,000**Typical yearly saving** £105**Potential rating after completing steps 1 to 7****63 D****Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost** £3,500 - £5,500**Typical yearly saving** £441**Potential rating after completing steps 1 to 8****70 C****Advice on making energy saving improvements**[Get detailed recommendations and cost estimates](#)**Help paying for energy saving improvements**

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant](#)
- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Melanie Wilson
Telephone	01189770690
Email	epc@nichecom.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025514
Telephone	01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	10 March 2025
Date of certificate	23 March 2025
Type of assessment	► RdSAP

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

OGI

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