

# Energy performance certificate (EPC)

2 Garret  
House  
Cartmel  
GRANGE-  
OVER-  
SANDS  
LA11 7SR

Energy rating Valid until: **6 January 2025**

**D**

Certificate number  
**0038-7009-7289-3915-2920**

Property type **Mid-terrace house**

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Total floor area **46 square metres**

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## Rules on letting this property

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

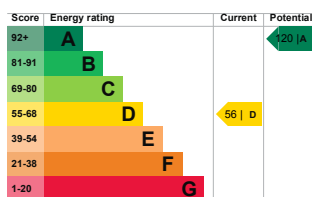
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

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



The graph shows this property's current and

potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Mostly double glazing	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A

Feature	Description	Rating
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 638 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Additional information

Additional information about this property:

- Stone walls present, not insulated
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## Environment: impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 4.7 tonnes of CO<sub>2</sub>

This property's tonne potential production CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 4.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is

consumed by  
the people

living at the  
property.

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## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (56) to A (120).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£150
2. Floor insulation (solid floor)	£4,000 - £6,000	£26
3. Solar water heating	£4,000 - £6,000	£95
4. High performance external doors	£1,000	£22
5. Solar photovoltaic panels	£5,000 - £8,000	£279
6. Wind turbine	£15,000 - £25,000	£569

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

[\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## Estimated energy use and potential savings

Estimated £788  
yearly energy  
cost for  
this  
property

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Potential £293  
saving

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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the

people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.gov.uk>)

## Heating use in this property

Heating a property usually makes up the

majority of energy costs.

### Estimated energy used to heat this property

Space heating	8044 kWh per year
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Water heating	1633 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	199 kWh per year
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Solid wall insulation	2282 kWh per year
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You might be able to

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receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/renewable-heat-incentive>). This

will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Mary Tinkler
Telephone	01539 432075
Email	<a href="mailto:info@jsbpropertya">info@jsbpropertya</a>

### Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	SAVA005229

Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurst.com">enquiries@elmhurst.com</a>

## Assessment details

Assessor's declaration	No related party
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Date of assessment	7 January 2015
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Date of certificate	7 January 2015
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Type of assessment	<a href="#">RdSAP</a> RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.  This type of assessment can be carried out on properties built before 1 April 2008 in England and
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Wales, and

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