

Energy performance certificate (EPC)

8 Cavendish Street
DALTON-IN-FURNESS
LA15 8SP

Energy rating

F

Valid until: **20 April 2032**

Certificate
number: **0532-9524-5100-0850-5222**

Property type

Mid-terrace house

Total floor area

55 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 rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good

Feature	Description	Rating
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Average
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 548 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

5.3 tonnes of CO₂

This property's potential production

1.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 4.3 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.

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 F (37) to B (88).

► [What is an energy rating?](#)



Recommendation 1: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£57

Potential rating after carrying out recommendation 1

39 | E

Recommendation 2: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£59

Potential rating after carrying out recommendations 1 and 2

42 | E

Recommendation 3: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£93

Potential rating after carrying out recommendations 1 to 3

46 | E

Recommendation 4: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£33

Potential rating after carrying out recommendations 1 to 4

48 | E

Recommendation 5: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£62

Potential rating after carrying out recommendations 1 to 5

51 | E

Recommendation 6: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£34

Potential rating after carrying out recommendations 1 to 6

52 | E

Recommendation 7: Low energy lighting

Low energy lighting

Typical installation cost

£15

Typical yearly saving

£21

Potential rating after carrying out recommendations 1 to 7

53 | E

Recommendation 8: Change room heaters to condensing boiler

Condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£494

Potential rating after carrying out recommendations 1 to 8

73 | C

Recommendation 9: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£31

Potential rating after carrying out recommendations 1 to 9

75 | C

Recommendation 10: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£360

Potential rating after carrying out recommendations 1 to 10

88 | B

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)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1346

Potential saving

£885

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 \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.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

9042 kWh per year

Water heating

2111 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	109 kWh per year
Cavity wall insulation	691 kWh per year
Solid wall insulation	1075 kWh per year

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

Stephen Sim

Telephone

01524 220 013

Email

purchase.ledger@landmark.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/017785

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

20 April 2022

Date of certificate

21 April 2022

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.