

Energy performance certificate (EPC) recommendation report

Lakeview Guest
House
2 Belsfield Terrace
Bowness-on-
Windermere
WINDERMERE
LA23 3EQ

Report number
**0230-3975-0492-
8530-7030**

Valid until
29 July 2022

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing heating boiler plant with high efficiency type.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add local time control to heating system.	Medium
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine (s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on 30 July 2012

Total useful floor area	202 square metres
-------------------------	-------------------

Building environment	Heating and Natural Ventilation
----------------------	---------------------------------

Calculation tool	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
------------------	------------------------------------

Assessor's details

Assessor's name Adele Broadhurst

Employer's name Cumbrian Energy Assessors Ltd

Employer's address <insert Employer/Trading Address>

Assessor ID STRO002540

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Stroma Certification Ltd
