

Energy performance certificate (EPC)

8 Brantfell House Brantfell Road Bowness-on-Windermere WINDERMERE LA23 3EG	Energy rating E	Valid until:	29 November 2026
		Certificate number:	8946-7729-4099-3850-5976

Property type	Detached house
Total floor area	67 square metres

Rules on letting this property

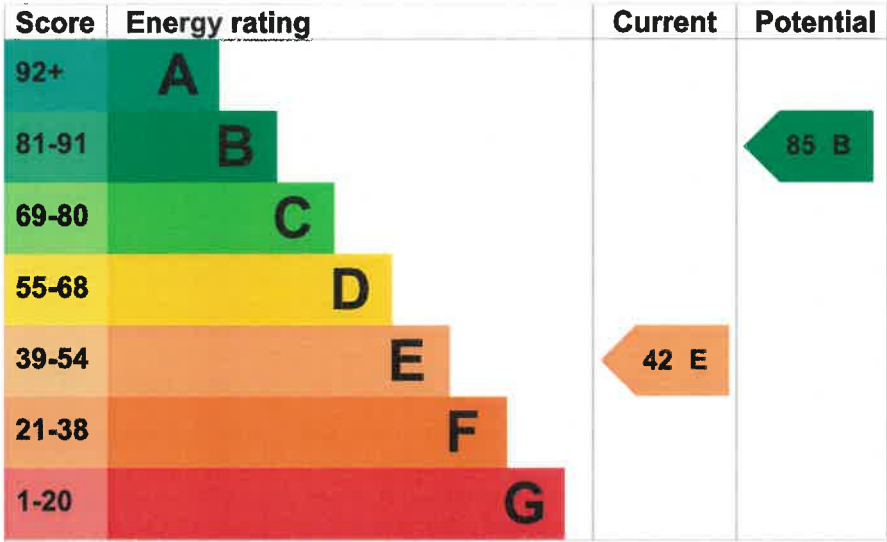
Properties can be let if they have an energy rating from A to E.

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 B.

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



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	Granite or whinstone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	Very good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 776 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP
The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£1,450 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 £772 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 12,245 kWh per year for heating
- 4,322 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is F. It has the potential to be D.

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	8.8 tonnes of CO2
This property’s potential production	3.2 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: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£155
Potential rating after completing step 1	48 E

Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£190
Potential rating after completing steps 1 and 2	55 D

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£63
Potential rating after completing steps 1 to 3	58 D

Step 4: Low energy lighting

Typical installation cost	£15
Typical yearly saving	£16
Potential rating after completing steps 1 to 4	58 D

Step 5: High heat retention storage heaters

Typical installation cost	£1,200 - £1,800
Typical yearly saving	£264
Potential rating after completing steps 1 to 5	69 C

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£51

Potential rating after completing steps 1 to 6**71 C****Step 7: High performance external doors****Typical installation cost****£1,500****Typical yearly saving****£33****Potential rating after completing steps 1 to 7****72 C****Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost****£5,000 - £8,000****Typical yearly saving****£284****Potential rating after completing steps 1 to 8****85 B****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**Iain Donaldson****Telephone****01539 734183****Email**northwestinspector@mail.com**Contacting the accreditation scheme**

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

Accreditation scheme**NHER****Assessor's ID****NHER005086****Telephone****01455 883 250**

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 November 2016
Date of certificate	30 November 2016
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 \(/service-performance\)](#)

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