

Find an energy certificate (/)

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Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 4 Brantfell House Brantfell Road BOWNESS-ON-WINDERMERE LA23 3EG | Energy rating D | Valid until: 4 March 2035 |
| | | Certificate number: 0310-2935-2470-2505-5785 |

Property type

Top-floor flat

Total floor area

57 square metres

Rules on letting this property

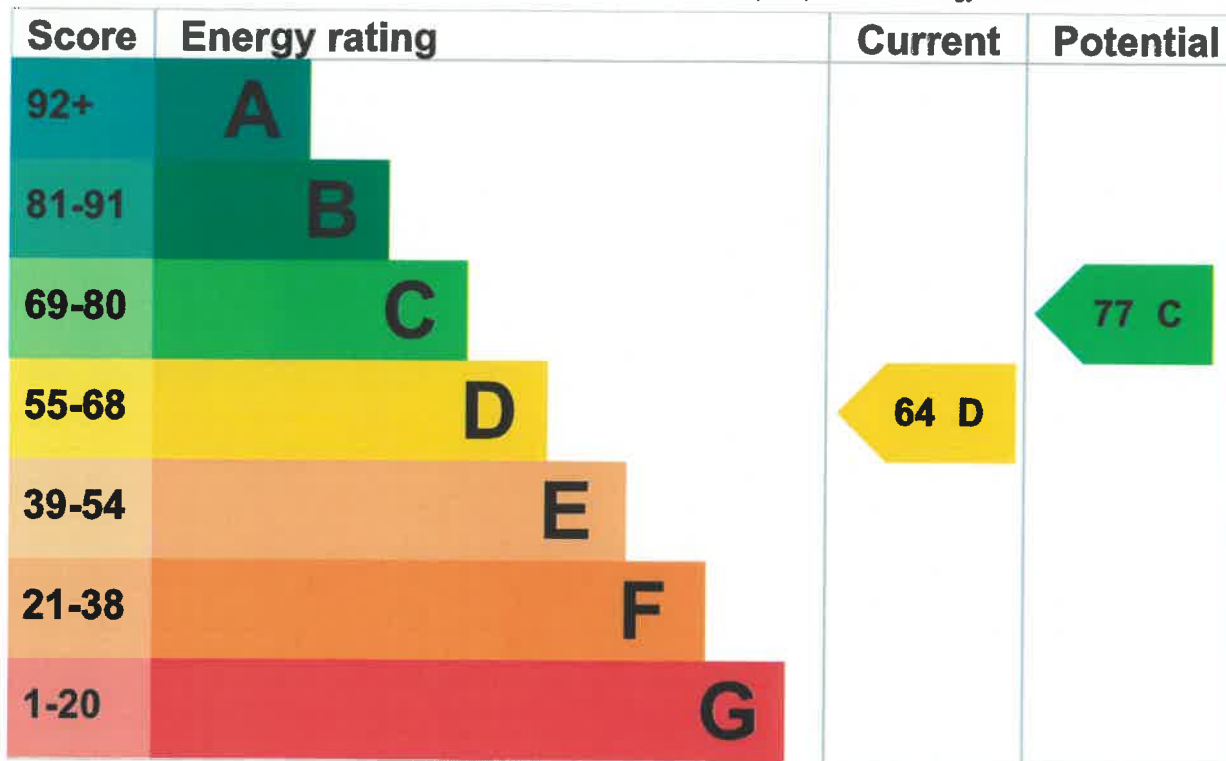
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Wall | Solid brick, as built, no insulation (assumed) | Poor |
| Roof | Pitched, insulated at rafters | Average |
| Roof | Pitched, 150 mm loft insulation | Good |

| Feature | Description | Rating |
|----------------------|---|-----------|
| Window | Mostly double glazing | Good |
| 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 89% of fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 487 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£1,363 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 £515 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:

- 6,943 kWh per year for heating
- 1,797 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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 | 4.7 tonnes of CO2 |
| This property's potential production | 3.0 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 £39

Potential rating after completing step 1

65 D

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £105

Potential rating after completing steps 1 and 2

68 D

Step 3: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £96

Potential rating after completing steps 1 to 3

70 C

Step 4: Floor insulation (solid floor)

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

Typical yearly saving £86

Potential rating after completing steps 1 to 4

72 C

Step 5: High heat retention storage heaters

Typical installation cost £1,200 - £1,800

Typical yearly saving £149

Potential rating after completing steps 1 to 5

76 C

Step 6: Heat recovery system for mixer showers

Typical installation cost £585 - £725

Typical yearly saving £40

Potential rating after completing steps 1 to 6

77 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 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 Elmhurst Energy Systems Ltd

Assessor's ID EES/019585

Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment 5 March 2025

Date of certificate 5 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).

Certificate number [2408-6082-7227-3445-4900 \(/energy-certificate/2408-6082-7227-3445-4900\)](/energy-certificate/2408-6082-7227-3445-4900)

Expired on 22 March 2025

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