

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 7 Brook Street Troutbeck Bridge WINDERMERE LA23 1HN | Energy rating C | Valid until: 16 February 2036 |
| | | Certificate number: 0236-8122-1500-0366-9292 |

Property type Mid-terrace house

Total floor area 76 square metres

Rules on letting this property

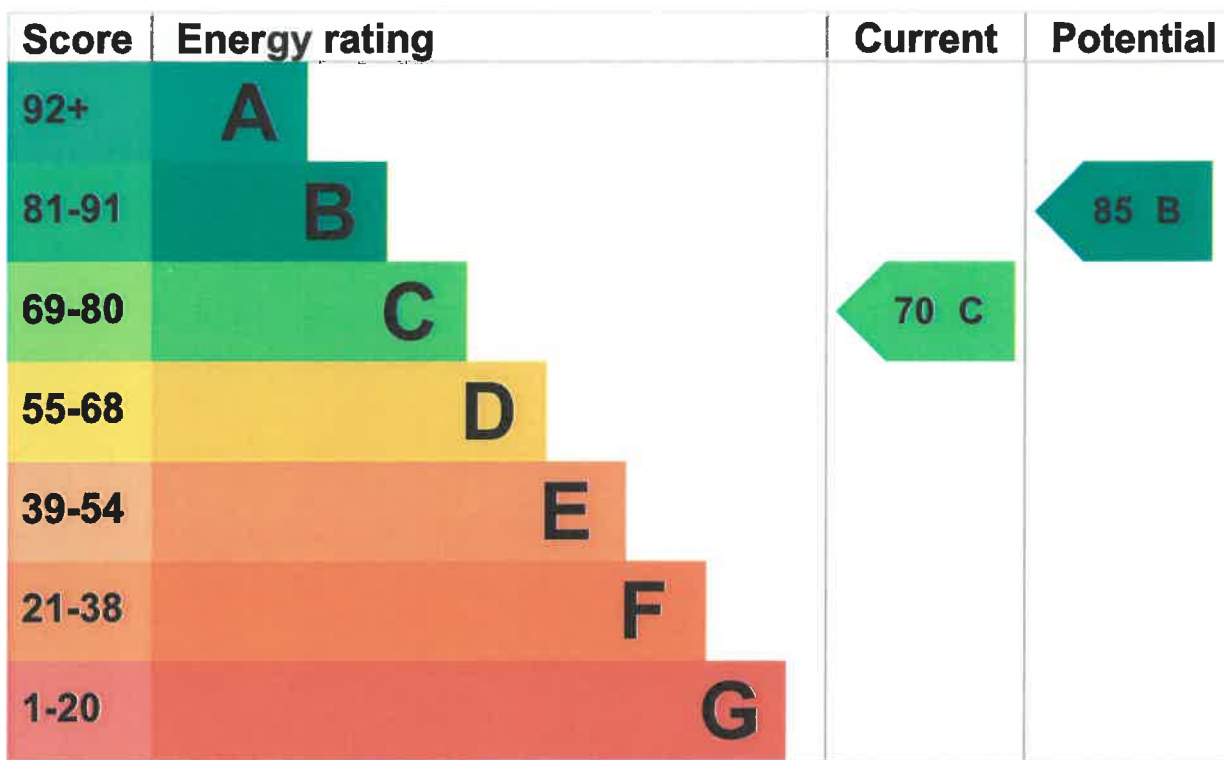
Properties can be let if they have an energy rating from A to E.

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 C. 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 whin, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Air source heat pump, radiators, electric | Very good |

| Feature | Description | Rating |
|----------------------|--------------------------------|-----------|
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system, plus solar | Average |
| Lighting | Excellent lighting efficiency | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | (another dwelling below) | N/A |
| Air tightness | (not tested) | N/A |
| 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 CO₂. 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
- Air source heat pump
- Solar water heating

Primary energy use

The primary energy use for this property per year is 102 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- **PV recommended**
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,424 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 £444 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 10,343 kWh per year for heating
- 2,402 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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 | 0.7 tonnes of CO₂ |
| This property's potential production | 0.4 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: Internal wall insulation

Typical installation cost £7,500 - £11,000

Typical yearly saving £324

Potential rating after completing step 1

76 C

Step 2: Heat recovery system for mixer showers

Typical installation cost £600 - £1,500

Typical yearly saving £71

Potential rating after completing steps 1 and 2

78 C

Step 3: High performance external doors

Typical installation cost £2,700 - £3,600

Typical yearly saving £48

Potential rating after completing steps 1 to 3

79 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £253

Potential rating after completing steps 1 to 4

85 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

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 | 16 February 2026 |
| Date of certificate | 17 February 2026 |
| 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

[0724-2823-7260-9924-4251 \(/energy-certificate/0724-2823-7260-9924-4251\)](#)

Expired on

29 June 2024



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