

# Energy performance certificate (EPC)

Thwaite Troutbeck WINDERMERE LA23 1PF	Energy rating <b>E</b>	Valid until: <b>5 August 2032</b>
		Certificate number: <b>8032-6928-2100-0657-8206</b>

## Property type

Detached house

## Total floor area

246 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 current energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	Solid, no insulation (assumed)	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 CO<sub>2</sub>. 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

## Primary energy use

The primary energy use for this property per year is 646 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

### How this affects your energy bills

An average household would need to spend **£5,181 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 £2,990 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 52,253 kWh per year for heating
- 2,347 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 1,126 kWh per year from loft insulation
- 18,483 kWh per year from solid wall insulation

## More ways to save energy

[Find ways to save energy in your home.](#)

## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## An average household produces

6 tonnes of CO<sub>2</sub>

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## This property produces

25.0 tonnes of CO<sub>2</sub>

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## This property's potential production

10.0 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. 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.

## Changes you could make

► [Do I need to follow these steps in order?](#)

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### Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

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Typical yearly saving

£102

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Potential rating after completing step 1

40 E

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### Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

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Typical yearly saving

£1,676

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Potential rating after completing steps 1 and 2

59 D

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### Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£227

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Potential rating after completing steps 1 to 3

62 D

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## Step 4: High heat retention storage heaters

Typical installation cost

£2,800 - £4,200

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Typical yearly saving

£634

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Potential rating after completing steps 1 to 4

70 C

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## Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

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Typical yearly saving

£351

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Potential rating after completing steps 1 to 5

74 C

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## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

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Typical yearly saving

£356

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Potential rating after completing steps 1 to 6

79 C

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## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## 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

Melanie Wilson

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### Telephone

01189770690

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### Email

[epc@nichecom.co.uk](mailto:epc@nichecom.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/025514

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

3 August 2022

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**Date of certificate**

6 August 2022

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**Type of assessment**

▶ [RdSAP](#)

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**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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.