Energy performance certificate (EPC)		
20 WINDSOR TERRACE NEW KYO DH9 7JN	Energy rating	Valid until: 27 January 2031 Certificate number: 2300-8388-0922-8024-3993
Property type Total floor area	Mid-terrace house 93 square metres	

Rules on letting this property

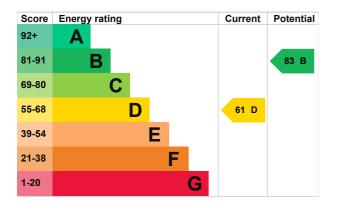
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 400+ mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 314 kilowatt hours per square metre (kWh/m2).

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 **£1,108 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 £377 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 12,289 kWh per year for heating
- 2,216 kWh per year for hot water

Impact on the environment		This property produces	5.2 tonnes of CO2
This property's current env rating is E. It has the poten		This property's potential production	2.4 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha environment.	le (CO2) they	You could improve this pro emissions by making the s This will help to protect the	uggested changes.
Carbon emissions An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and er living at the property may u of energy.	ergy use. People

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£208
2. Low energy lighting	£45	£51
3. Heating controls (room thermostat and TRVs)	£350 - £450	£89
4. Solar water heating	£4,000 - £6,000	£29
5. Solar photovoltaic panels	£3,500 - £5,500	£312

Help paying for energy improvements

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

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Richard Bailes
Telephone	07740646792
Email	greenlightepcs@hotmail.co.uk

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/008507
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Owner or Director of the organisation dealing with	
	the property transaction	
Date of assessment	28 January 2021	
Date of certificate	28 January 2021	
Type of assessment	RdSAP	