

Energy performance certificate (EPC)

Flat 14 Stratford Court Northlands Drive WINCHESTER SO23 7AP	Energy rating D	Valid until: 26 June 2033 Certificate number: 2037-3726-8200-0146-7296
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Property type

Top-floor flat

Total floor area

73 square metres

Rules on letting this property

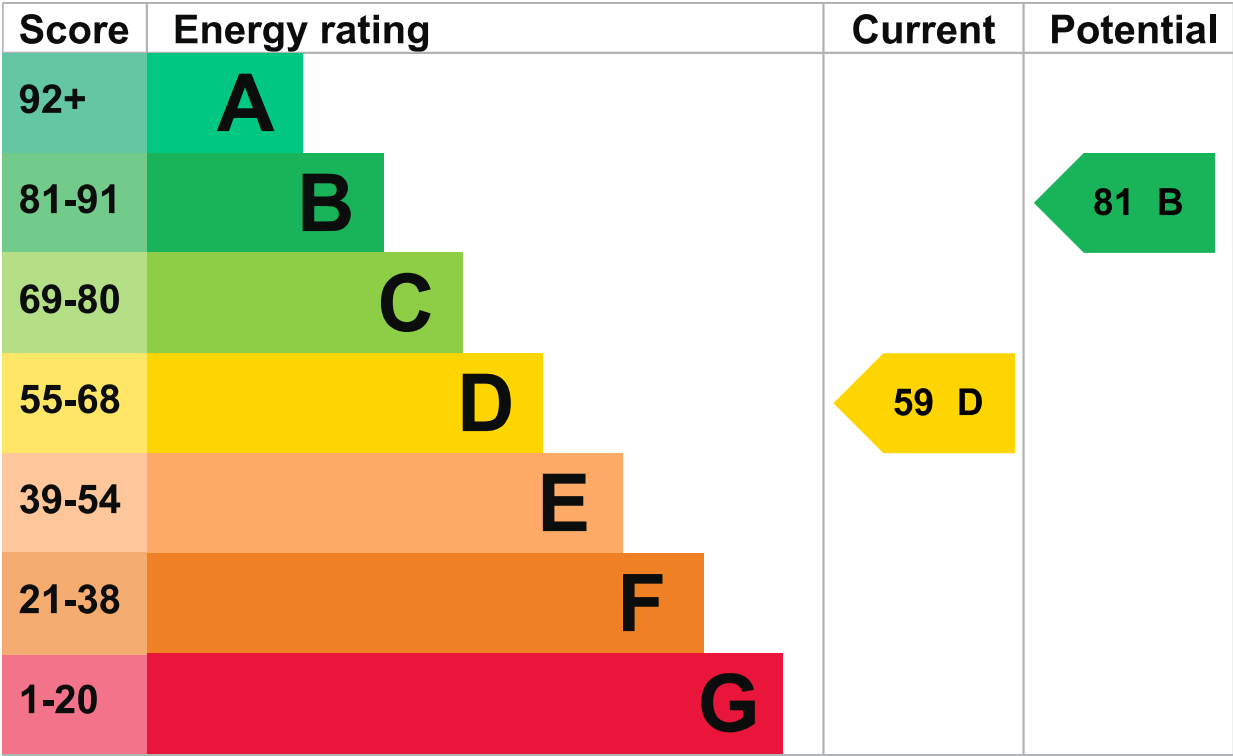
Properties can be let if they have an energy rating from A to E.

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 D. 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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostat	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good

Feature	Description	Rating
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,132 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 £1,343 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 3,385 kWh per year for heating
- 2,060 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 953 kWh per year from cavity wall insulation

Impact on the environment

This property's current environmental impact rating is D. 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. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

3.0 tonnes of CO2

This property's potential production

2.5 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.

Changes you could make

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

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£351

Potential rating after completing step 1

65 D

Step 2: High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£993

Potential rating after completing steps 1 and 2

81 B

Help 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.

More ways to save energy

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

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

Mark Dallinson

Telephone

07747752748

Email

westsussexepc@gmail.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/023439

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

16 June 2023

Date of certificate

27 June 2023

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

Certificate number

[0369-2882-6138-9297-4571 \(/energy-certificate/0369-2882-6138-9297-4571\)](/energy-certificate/0369-2882-6138-9297-4571)

Valid until

14 July 2023

Certificate number

[0369-2883-6168-9227-5521 \(/energy-certificate/0369-2883-6168-9227-5521\)](/energy-certificate/0369-2883-6168-9227-5521)

Expired on

26 June 2023

Certificate number

[8599-4276-8820-1106-3013 \(/energy-certificate/8599-4276-8820-1106-3013\)](/energy-certificate/8599-4276-8820-1106-3013)

Expired on

3 October 2019
