

Energy performance certificate (EPC)

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23 Windsor Hill
HILLSBOROUGH
BT26 6RL

Energy rating
D

Valid until
24 April 2035

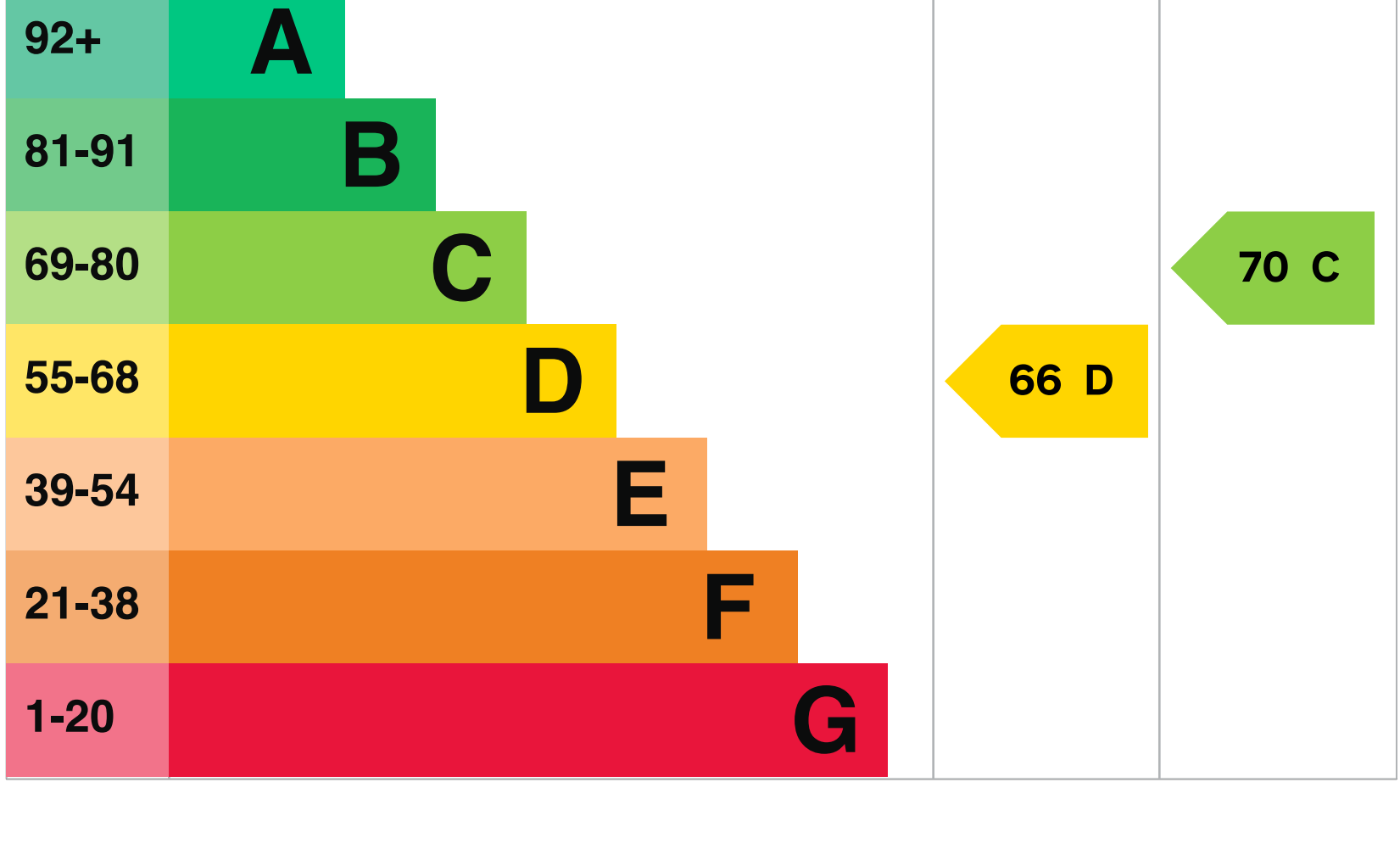
Certificate number
4900-0652-0822-2428-3453

Property type	Detached house
Total floor area	125 square metres

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 Northern Ireland:
- 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, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,628 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 £178 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.

Impact on the environment

This property's 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.

An average household produces	6 tonnes of CO2
This property produces	5.1 tonnes of CO2
This property's potential production	4.6 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: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£49

Potential rating after completing step 1

67 D

Step 2: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£49

Potential rating after completing steps 1 and 2

68 D

Step 3: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£79

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

£49

Potential rating after completing steps 1 to 4

71 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£61

Potential rating after completing steps 1 to 5

72 C

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£107

Potential rating after completing steps 1 to 6

74 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£413

Potential rating after completing steps 1 to 7

82 B

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	Andrew McCallin
Telephone	07710571545
Email	andrew.mccallin@aol.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/005216
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 April 2025
Date of certificate	25 April 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).

There are no related certificates for this property.