

Energy performance certificate (EPC)

95 Windermere Avenue CARDIFF CF23 5PS	Energy rating E	Valid until:	2 April 2035
		Certificate number:	1235-9527-5300-0106-2226

Property type	Ground-floor flat
Total floor area	67 square metres

Rules on letting this property

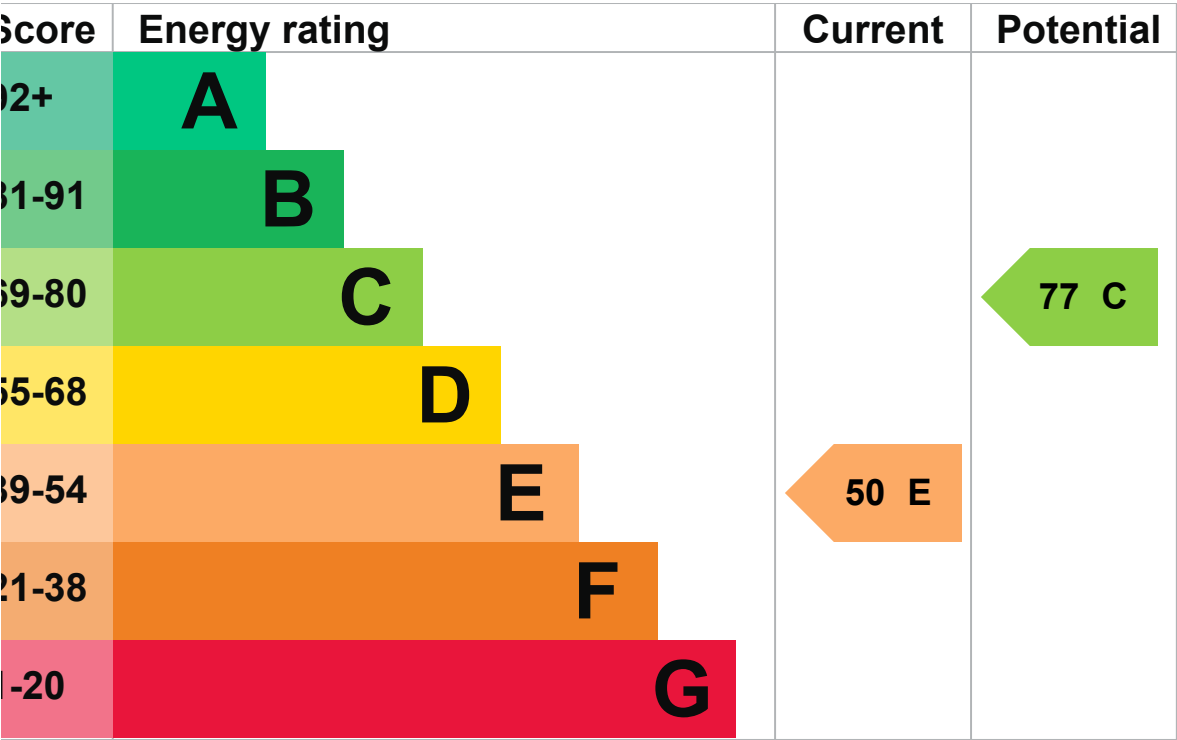
Properties can be let if they have an energy rating from A to E.

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 E. 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 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, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor

Feature	Description	Rating
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Walls	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 366 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 **£1,758 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 £1,149 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.

Heating this property

Estimated energy needed in this property is:

- 5,730 kWh per year for heating
- 1,900 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

n average household produces	6 tonnes of CC
his property produces	4.1 tonnes of CC
his property's potential production	1.7 tonnes of CC

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen
ounts of energy.

Steps you could take to save energy

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

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £34

Potential rating after completing step 1

60 D

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £18

Potential rating after completing steps 1 and 2

65 D

Step 3: Gas condensing boiler

Typical installation cost £3,000 - £7,000

Typical yearly saving £62

Potential rating after completing steps 1 to 3

77 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Free energy saving improvements: [Nest](#)

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
Help from your energy supplier: [Energy Company Obligation](#)

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	Sophie Prew
Telephone	07514597733
Email	epcsmartwales@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/031856
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 March 2025
Date of certificate	3 April 2025
Type of assessment	► RdSAP

Other certificates for this property

You are aware of previous certificates for this property and they are not listed here, please contact us at iclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ertificate number [2721-3932-9209-5117-5200 \(/energy-certificate/2721-3932-9209-5117-5200\)](#)

alid until 26 November 2033

ertificate number [2615-3144-6171-0073-8101 \(/energy-certificate/2615-3144-6171-0073-8101\)](#)

alid until 22 August 2031



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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