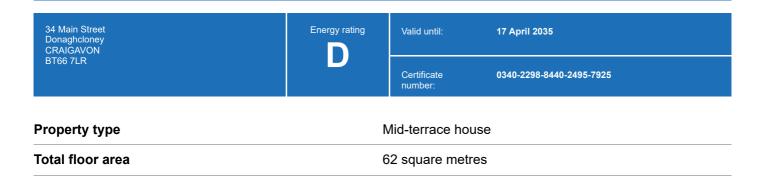
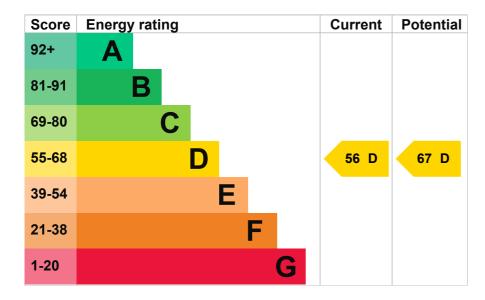
# **Energy performance certificate (EPC)**



# **Energy rating and score**

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

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	
Roof	Pitched, 200 mm loft insulation Good	
Roof	Pitched, insulated (assumed) Good	
Window	Fully double glazed Avera	
Main heating	Boiler and radiators, oil Average	
Main heating control	Programmer, TRVs and bypass Average	
Hot water	From main system, no cylinder thermostat Very poor	
Lighting	Low energy lighting in 33% of fixed outlets  Average	
Floor	Solid, no insulation (assumed) N/A	
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 265 kilowatt hours per square metre (kWh/m2).

► About primary energy use

# How this affects your energy bills

An average household would need to spend £994 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 £239 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 E. 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.

#### **Carbon emissions**

An average household produces	6 tonnes of CO2
This property produces	4.2 tonnes of CO2
This property's potential production	3.2 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?

Typical installation cost

Typical yearly saving

Step 1: Low energy lighting	
Typical installation cost	£4
Typical yearly saving	£39
Potential rating after completing step 1	57 D
Step 2: Hot water cylinder thermostat	
Typical installation cost	£200 - £400
Typical yearly saving	£3 <sup>-</sup>
Potential rating after completing steps 1 and 2	59 D
Step 3: Heating controls (room thermostat)	
Typical installation cost	£350 - £450
Typical yearly saving	£60
Potential rating after completing steps 1 to 3	61 D
Step 4: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£108
Potential rating after completing steps 1 to 4	67 D
Step 5: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£56
Potential rating after completing steps 1 to 5	70 C
Step 6: Internal or external wall insulation	

£4,000 - £14,000

£67

## Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£412

Potential rating after completing steps 1 to 7

85 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	Carleen Branagan
Telephone	07756 897853
Email	carleenbranagan@hotmail.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/020444
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	18 April 2025
Date of certificate	18 April 2025
Type of assessment	► <u>RdSAP</u>

# 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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u>
Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

### **OGL**

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