Energy performance certificate (EPC)



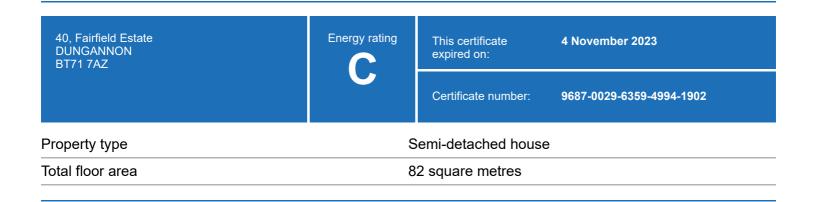
This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

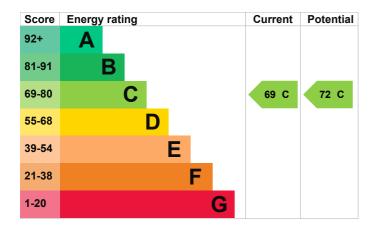
mhclg.digital-services@communities.gov.uk Telephone: 020 3829 0748



Energy rating and score

This property's energy rating is C. 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, filled cavity | Good |
| Roof | Pitched, 250 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in 22% of fixed outlets | Poor |
| Floor | Solid, no 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 199 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£823 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 £96 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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 produces | 3.8 tonnes of CO2 |
|---|-----------------|---|-------------------|
| This property's environmental impact rating is D. It has the potential to be D. | | This property's potential production | 3.4 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | These ratings are based on assumptions about average occupancy and energy use. People living at | |
| An average household produces | 6 tonnes of CO2 | the property may use different amounts of energy. | |

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Floor insulation | £800 - £1,200 | £67.81 |
| 2. Low energy lighting | £35 | £29.11 |
| 3. Solar water heating | £4,000 - £6,000 | £64.38 |
| 4. Solar photovoltaic panels | £9,000 - £14,000 | £219.31 |

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 | Stephen Hunter |
|-----------------|--------------------------|
| Telephone | 02890 265992 |
| Email | shunter@brysonenergy.org |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| Assessor's IDSTRO005656Telephone0330 124 9660 | |
|---|--|
| | |
| | |
| Email <u>certification@stroma.com</u> | |

About this assessment

| Assessor's declaration | No related party |
|------------------------|------------------|
| Date of assessment | 4 November 2013 |
| Date of certificate | 5 November 2013 |
| Type of assessment | RdSAP |