

Energy performance certificate (EPC)

5 MAIN STREET
SION MILLS
STRABANE
BT82 9HG

Energy rating

F

Valid until: 24 June 2031

Certificate number: 0320-2095-4060-2429-0765

Property type: Mid-terrace house

Total floor area: 72 square metres

Energy rating and score

This property's energy rating is F. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 63 D |
| 39-54 | E | | |
| 21-38 | F | 21 F | |
| 1-20 | G | | |

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) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, no insulation | Very poor |
| Roof | Flat, limited insulation (assumed) | Very poor |
| Window | Some double glazing | Poor |
| Main heating | Portable electric heaters assumed for most rooms | Very poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | From secondary system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, coal | N/A |

Primary energy use

The primary energy use for this property per year is 603 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,467 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 £1,628 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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 G. It has the potential to be B.

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 9.5 tonnes of CO₂

This property's potential production 0.9 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

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £460 |
| 2. Cavity wall insulation | £500 - £1,500 | £50 |
| 3. Flat roof or sloping ceiling insulation | £850 - £1,500 | £157 |
| 4. Heat recovery system for mixer showers | £585 - £725 | £37 |
| 5. Biomass stove with boiler | £7,000 - £13,000 | £923 |
| 6. Solar water heating | £4,000 - £6,000 | £88 |
| 7. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £84 |
| 8. Internal or external wall insulation | £4,000 - £14,000 | £130 |
| 9. Solar photovoltaic panels | £3,500 - £5,500 | £308 |

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 | Seamus McHugh |
| Telephone | 07803 884493 |
| Email | larkfieldpcs@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/009545 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 25 June 2021 |
| Date of certificate | 25 June 2021 |
| Type of assessment | RdSAP |
