Energy performance certificate (EPC)

Certificate contents

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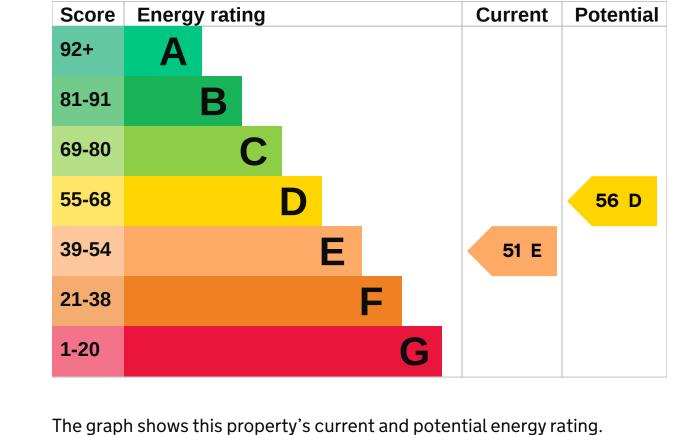


Total floor area	148 square metres
Property type	Semi-detached house

Energy rating and score

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

See how to improve this property's energy efficiency.



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

performance Features in this property

Breakdown of property's energy

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
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

The primary energy use for this property per year is 225 kilowatt hours per square metre (kWh/m2).

Primary energy use

About primary energy use

Carbon emissions

This property produces

An average household would need to spend £2,307 per year on heating, hot water and lighting in this property. These costs usually make up the majority

How this affects your energy bills

of your energy bills. You could **save £218 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot

water and lighting.

This property's environmental impact rating is E. It has the potential to be E. Properties get a rating from A (best) to G (worst) on how much carbon

Impact on the environment

dioxide (CO2) they produce each year.

6 tonnes of CO2 An average household produces

This property's potential production 7.5 tonnes of CO2 You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

8.5 tonnes of CO2

£100 - £350

53 E

54 E

£200 - £400

£4,000 - £6,000

£3,500 - £5,500

£529

79 C

£74

£98

£77

Changes you could make

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of

Step 1: Increase loft insulation to 270 mm Typical installation cost

▶ Do I need to follow these steps in order?

Typical yearly saving

Potential rating after completing step 1

Step 2: Hot water cylinder insulation Increase hot water cylinder insulation Typical installation cost £15 - £30 Typical yearly saving £42

Typical yearly saving

Step 3: Hot water cylinder thermostat

Potential rating after completing

Typical installation cost

steps 1 and 2

steps 1 to 4

Potential rating after completing 56 D steps 1 to 3 **Step 4: Floor insulation (solid floor)** Typical installation cost £4,000 - £6,000 Typical yearly saving Potential rating after completing 58 D

Step 5: Solar water heating

Typical installation cost

Typical installation cost

Potential rating after completing

Typical yearly saving

steps 1 to 7

Typical yearly saving

Potential rating after completing 60 D steps 1 to 5 Step 6: Internal or external wall insulation Typical installation cost £4,000 - £14,000 £543 Typical yearly saving Potential rating after completing 72 C steps 1 to 6 Step 7: Solar photovoltaic panels, 2.5 kWp

Help paying for energy improvements

help you buy a more efficient, low carbon heating system for this property. Who to contact about this certificate

You might be able to get a grant from the Boiler Upgrade Scheme. This will

Assessor's name Robert McFarland 02838394090 Telephone info@360-energy.co.uk

If you're unhappy about your property's energy assessment or certificate, you

Email

Accreditation scheme

Contacting the accreditation scheme

Contacting the assessor

can complain to the assessor who created it.

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

Elmhurst Energy Systems Ltd

Assessor's ID	EES/007162
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	

No related party

25 April 2024

Date of assessment

Assessor's declaration

Date of certificate 25 April 2024 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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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