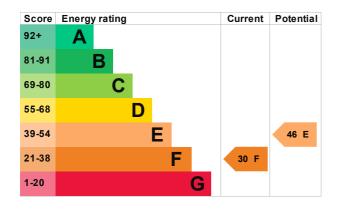
#### **Energy performance certificate (EPC)** Valid until: 31 August 2027 **Energy rating** 7, Scarva Street Loughbrickland Certificate 7499-2043-0208-7503-**BANBRID**GE 0994 **BT32 3NH** number: Property type Detached house Total floor area 145 square metres

## **Energy rating and score**

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

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                 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall                 | Cavity wall, as built, no insulation (assumed)          | Very poor |
| Roof                 | Pitched, 75 mm loft insulation                          | Average   |
| Roof                 | Roof room(s), ceiling insulated                         | Very poor |
| Window               | Fully double glazed                                     | Average   |
| Main heating         | Boiler and radiators, oil                               | Average   |
| Main heating control | Programmer and room thermostat                          | Average   |
| Hot water            | From main system  | Average   |
| Lighting             | Low energy lighting in 9% of fixed outlets              | Very 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 356 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

# How this affects your energy bills

An average household would need to spend £1,959 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 £513 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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 F. It has the potential to be F.

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               | 13.0 tonnes of CO2 |
|--------------------------------------|--------------------|
| This property's potential production | 9.7 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.

### Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Cavity wall insulation               | £500 - £1,500             | £59                   |
| 2. Low energy lighting                  | £100                      | £62                   |
| 3. Heating controls (TRVs)              | £350 - £450               | £71                   |
| 4. Room-in-roof insulation              | £1,500 - £2,700           | £224                  |
| 5. Condensing boiler                    | £2,200 - £3,000           | £97                   |
| 6. Floor insulation (solid floor)       | £4,000 - £6,000           | £64                   |
| 7. Solar water heating                  | £4,000 - £6,000           | £38                   |
| 8. Internal or external wall insulation | £4,000 - £14,000          | £475                  |
| 9. Solar photovoltaic panels            | £5,000 - £8,000           | £267                  |

### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

### 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 | Colin Bell                |
|-----------------|---------------------------|
| Telephone       | 02840620663               |
| Email           | colinbell 4@hotmail.co.uk |

#### **Contacting the accreditation scheme**

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

| Accreditation scheme                         | Stroma Certification Ltd |  |
|--|--------------------------|--|
| Assessor's ID                                | STRO003360               |  |
| Telephone                                    | 0330 124 9660            |  |
| Email  | certification@stroma.com |  |
| About this assessment Assessor's declaration | No related party         |  |
| Date of assessment                           | 31 August 2017           |  |
| Date of certificate                          | 1 September 2017         |  |
|  | I                        |  |