English | Cymraeg

Energy performance certificate (EPC)

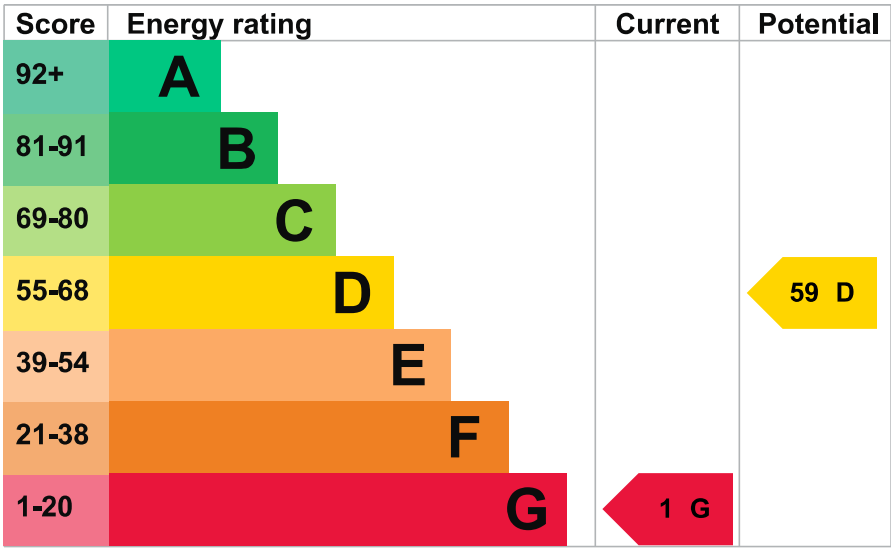
4 John Street RATHFRILAND BT34 5QH	Energy rating **G**	Valid until:	**7 June 2034**
		Certificate number:	**0380-2618-4360-2804-7811**

Property type	Detached bungalow
Total floor area	69 square metres

Energy rating and score

This property's energy rating is G. 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Some double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 735 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£3,294 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 £2,215 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.

Impact on the environment

This property's environmental impact rating is G. It has the potential to be E.

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	14.0 tonnes of CO2
This property's potential production	4.2 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.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£615
Potential rating after completing step 1	11 G

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£280
Potential rating after completing steps 1 and 2	17 G

Step 3: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£15 - £30
Typical yearly saving	£333
Potential rating after completing steps 1 to 3	25 F

Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£44
Potential rating after completing steps 1 to 4	27 F

Step 5: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£268
Potential rating after completing steps 1 to 5	34 F

Step 6: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£129
Potential rating after completing steps 1 to 6	38 F

Step 7: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£185
Potential rating after completing steps 1 to 7	45 E

Step 8: High performance external doors

Typical installation cost	£1,500
Typical yearly saving	£41
Potential rating after completing steps 1 to 8	47 E

Step 9: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£320
Potential rating after completing steps 1 to 9	59 D

Step 10: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£55
Potential rating after completing steps 1 to 10	62 D

Step 11: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£65
Potential rating after completing steps 1 to 11	64 D

Step 12: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£85
Potential rating after completing steps 1 to 12	68 D

Step 13: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£502
Potential rating after completing steps 1 to 13	80 C

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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	John Mullan
Telephone	07876702698
Email	johnnymullan@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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020520
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 June 2024
Date of certificate	8 June 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.