# 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).

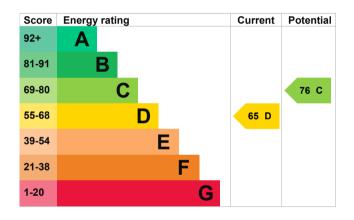
mhclg.digital-services@communities.gov.uk Telephone: 020 3829 0748



## Energy rating and score

This property's energy rating is D. 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, with internal insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 75% of 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 204 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend £1,121 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 £368 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces

5.3 tonnes of CO2

CO2

### Impact on the environment

		of energy.	
An average household produces	6 tonnes of CO2	These ratings are based on assumptions ab average occupancy and energy use. People living at the property may use different amou	
Carbon emissions		This will help to protect the	00 0
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 property's environmental impact rating is E. It has the potential to be D.		This property's potential production	3.6 tonnes of CO

### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£28
2. Hot water cylinder thermostat	£200 - £400	£43
3. Heating controls (room thermostat and TRVs)	£350 - £450	£154
4. Floor insulation	£800 - £1,200	£51
5. Condensing boiler	£2,200 - £3,000	£91
6. Solar water heating	£4,000 - £6,000	£61
7. Solar photovoltaic panels	£9,000 - £14,000	£233

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). 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
Telephone
Email

Michael Hendron 02838 394974 michael\_hendron@hotmail.com

### Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/006977 01455 883 250 enquiries@elmhurstenergy.co.uk

### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 10 September 2014 10 September 2014 RdSAP