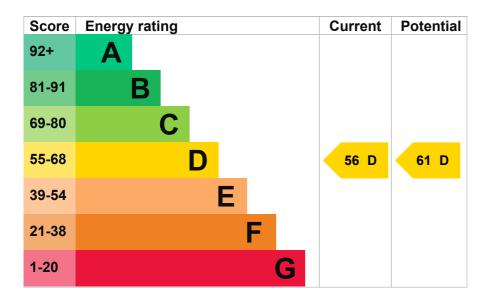
# **Energy performance certificate (EPC)**



## **Energy rating and score**

This property's energy rating is D. 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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Room thermostat only	Poor
Hot water	From main system	Average
Lighting	Low energy lighting in 26% of fixed outlets	Average
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

### Primary energy use

The primary energy use for this property per year is 203 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £1,624 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 £212 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 E. 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	12.0 tonnes of CO2
This property's potential production	10.0 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

▶ <u>Do I need to follow these steps in order?</u>

Typical installation cost

**Typical yearly saving** 

Step 1: Increase loft insulation to 270 mm	
	£100 - £350
Typical installation cost  Typical yearly saving	£100 - £330
	270
Potential rating after completing step 1	58 D
Step 2: Low energy lighting	
Typical installation cost	£70
Typical yearly saving	£60
Potential rating after completing steps 1 and 2	59 D
Step 3: Heating controls (programmer and TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	£75
Potential rating after completing steps 1 to 3	61 D
Step 4: Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£49
Potential rating after completing steps 1 to 4	63 D
Step 5: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£39
Potential rating after completing steps 1 to 5	64 D
Step 6: Solar photovoltaic panels, 2.5 kWp	

£5,000 - £8,000

£260

### 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	Simon Durnien
Telephone	08452579750
Email	info@icompile.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	STRO024627
Telephone	0330 124 9660
Email	certification@stroma.com

#### About this assessment

Assessor's declaration	No related party
Date of assessment	28 April 2017
Date of certificate	2 May 2017
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 <u>dluhc.digital-services@levellingup.gov.uk</u> 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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