Energy performance certificate (EPC)

1, Thornlea Drive COLERAINE BT52 1XB	Energy rating	Valid until:	14 March 2029
		Certificate number:	9949-3044-0297-7301-3980
Property type			
Detached house			

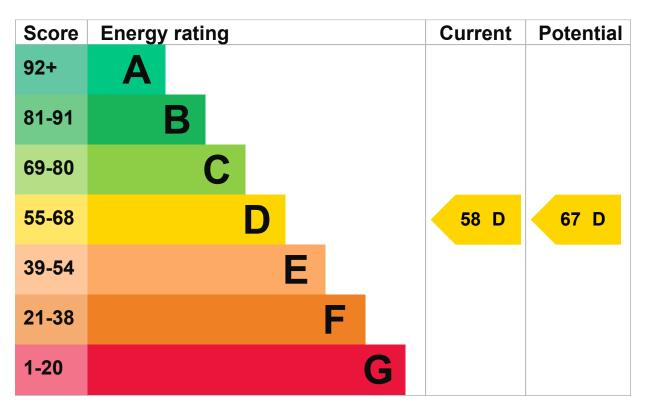
Total floor area

103 square metres

Energy rating and score

This property's current 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.

- 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	Programmer and at least two room thermostats	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 17% of fixed outlets	Poor
Floor	Solid, insulated (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 218 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £903 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 £195 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Environmental impact of this property

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

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Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

5.6 tonnes of CO2

This property's potential production

4.4 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.

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	
	£33
Potential rating after completing step 1	
	59 D
Step 2: Low energy lighting	
Typical installation cost	
	£50
Typical yearly saving	
	£52
Potential rating after completing steps 1 and 2	
	61 D
Step 3: Heating controls (time and temperat	ture zone control)
Heating controls (zone control)	
Typical installation cost	
	£350 - £450
Typical yearly saving	

Potential rating after completing steps 1 to 3

Step 4: Replace boiler with new condensing boiler **Typical installation cost** £2,200 - £3,000 Typical yearly saving £68 Potential rating after completing steps 1 to 4 67 D Step 5: Solar water heating **Typical installation cost** £4,000 - £6,000 Typical yearly saving £42 Potential rating after completing steps 1 to 5 69 C Step 6: Solar photovoltaic panels, 2.5 kWp **Typical installation cost** £5,000 - £8,000 Typical yearly saving £281 Potential rating after completing steps 1 to 6 78 C

Help paying for energy improvements

https://find-energy-certificate.service.gov.uk/energy-certificate/9949-3044-0297-7301-3980

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

Martin Lynch

Telephone

02877448661

Email

martin@mandrestates.com

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

STRO033347

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

14 March 2019

Date of certificate 15 March 2019

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.