Energy performance certificate (EPC) 35a Main Street Rathmore Belleek ENNISKILLEN BT93 3FY Energy rating Valid until: 28 June 2033 Certificate number: 2412-0073-9286-1737-5210

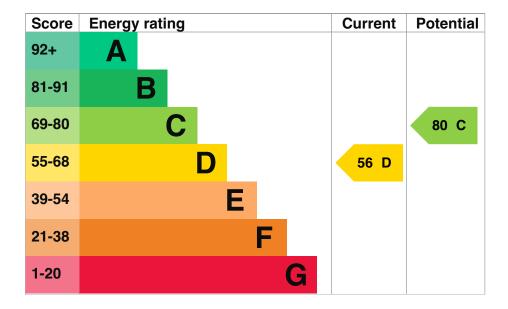
Property type Top-floor flat

Total floor area 73 square metres

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, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Programmer and appliance thermostats | Good |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 295 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,593 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 £1,640 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 D. It has the potential to be D.

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 | 3.7 tonnes of CO2 |
| This property's potential production | 3.1 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £344 |
| 2. Increase hot water cylinder insulation | £15 - £30 | £126 |
| 3. High heat retention storage heaters | £1,600 - £2,400 | £1,170 |

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 Patrick Maguire
Telephone 07800566263
Email patepc@live.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 STRO002691 Telephone 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
29 June 2023
29 June 2023

Type of assessment RdSAP