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#### Energy performance certificate (EPC)

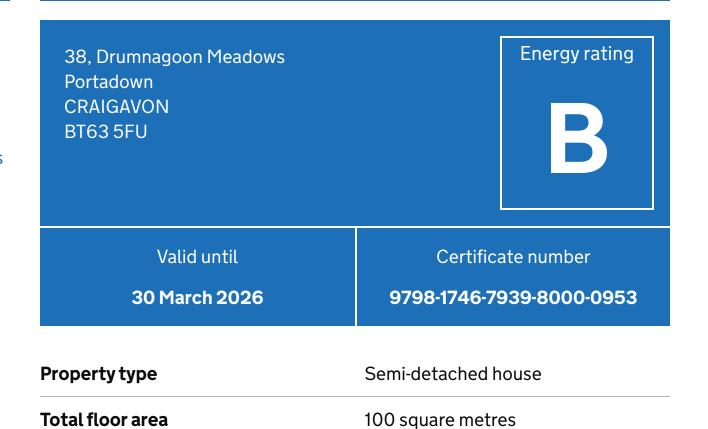
#### Certificate contents

- Energy rating and score
  Breakdown of property's energy performance
- performanceHow this affects your energy billsImpact on the environment
- Steps you could take to save energy
- Who to contact about this certificateOther certificates for this
- Other certificates for this property

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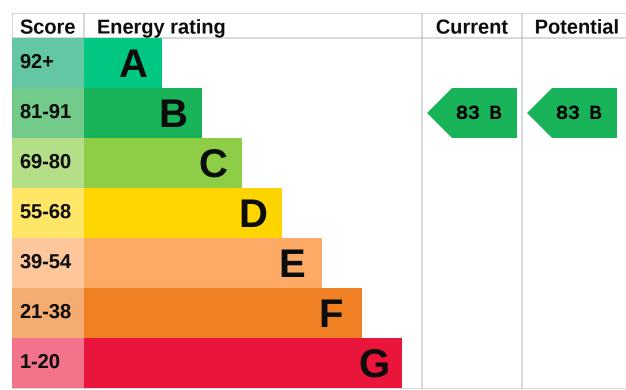


English | Cymraeg

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

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

For properties in Northern Ireland:

## 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

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.14 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.4 m³/h.m² (as tested)	Good
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### The primary energy use for this property per year is 84 kilowatt hours per

Primary energy use

square metre (kWh/m2).About primary energy use

# How this affects your energy bills An average household would need to spend £467 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### This property's environmental impact rating is B. It has the potential to be B. Properties get a rating from A (best) to G (worst) on how much carbon

dioxide (CO2) they produce each year.

This property's potential production

changes. This will help to protect the environment.

Impact on the environment

Carbon emissions

An average household produces 6 tonnes of CO2

1.6 tonnes of CO2

£4,000 - £6,000

£35

£263

An average household produces 6 tonnes of CO2

This property produces 1.6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

You could improve this property's CO2 emissions by making the suggested

# Steps you could take to save energy Do I need to follow these steps in order?

Typical installation cost

Typical yearly saving

Step 1: Solar water heating

Potential rating after completing step 1

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £11,000 - £20,000

# Typical yearly saving Potential rating after completing steps 1 and 2

Help paying for energy improvements

You might be able to get a grant from the 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 Telephone

Telephone

Email <u>info@stroma.com</u>

Adam Sloan

0845 6211111

03301249660

assessor's accreditation schem	acting the assessor, you should contact the e.
Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STR0006514

### Email certification@stroma.com

Contacting the accreditation scheme

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	4 November 2015
Date of certificate	31 March 2016
Type of assessment	► <u>SAP</u>

**About this assessment** 

If you are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Other certificates for this property

There are no related certificates for this property.



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