Find an energy certificate

**Certificate contents** 

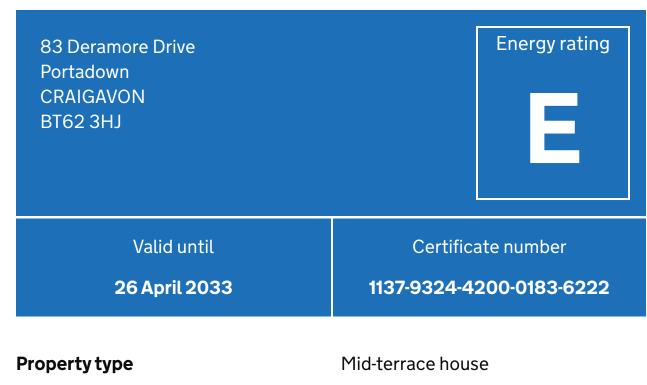
### **Energy performance certificate (EPC)**

#### Energy rating and score Breakdown of property's energy performance How this affects your energy bills — Impact on the environment Steps you could take to save energy Who to contact about this certificate Other certificates for this property

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English Cymraeg

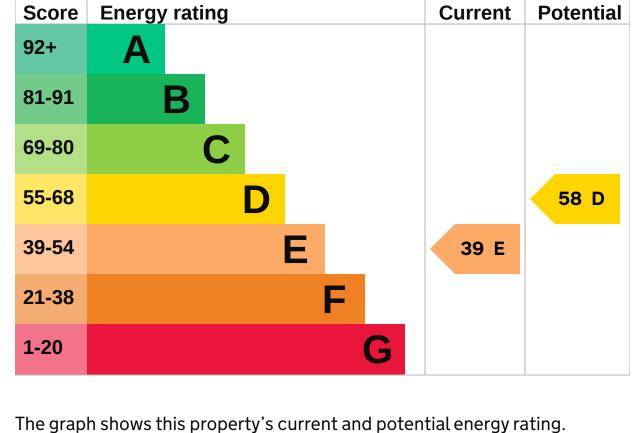
**Total floor area** 82 square metres

#### This property's energy rating is E. It has the potential to be D.

**Energy rating and score** 

See how to improve this property's energy efficiency.

**Score** 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 score is 60

• the average energy rating is D

#### performance Features in this property

Breakdown of property's energy

#### 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. **Description** Rating **Feature** 

System built, as built, no insulation (assumed)	Very poor
Pitched, 100 mm loft insulation	Average
Fully double glazed	Good
Boiler and radiators, oil	Average
Programmer, no room thermostat	Very poor
From main system, no cylinder thermostat	Poor
Low energy lighting in 90% of fixed outlets	Very good
Solid, no insulation (assumed)	N/A
To external air, no insulation (assumed)	N/A
Room heaters, electric	N/A
	(assumed)  Pitched, 100 mm loft insulation  Fully double glazed  Boiler and radiators, oil  Programmer, no room thermostat  From main system, no cylinder thermostat  Low energy lighting in 90% of fixed outlets  Solid, no insulation (assumed)  To external air, no insulation (assumed)

About primary energy use **Additional information** 

The primary energy use for this property per year is 336 kilowatt hours per

System build present

Additional information about this property:

Primary energy use

square metre (kWh/m2).

### How this affects your energy bills

of your energy bills. You could **save £737 per year** if you complete the suggested steps for improving this property's energy rating.

An average household would need to spend £2,483 per year on heating, hot water and lighting in this property. These costs usually make up the majority

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 F. 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.

changes. This will help to protect the environment.

▶ Do I need to follow these steps in order?

An average household produces

energy.

**Carbon emissions** 

6 tonnes of CO2

£73

40 E

£352

£2,200 - £3,000

£4,000 - £6,000

£3,500 - £5,500

£86

62 D

£627

£222

58 D

6.9 tonnes of CO2 This property produces This property's potential production 4.6 tonnes of CO2

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

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

Steps you could take to save energy

#### Typical installation cost £100 - £350 Typical yearly saving

Potential rating after completing step 1

**Step 2: Hot water cylinder thermostat** 

Step 1: Increase loft insulation to 270 mm

Typical installation cost £200 - £400 Typical yearly saving £41 Potential rating after completing 41 E steps 1 and 2 Step 3: Heating controls (room thermostat and TRVs) £350 - £450

Typical installation cost Typical yearly saving

Potential rating after completing 50 E steps 1 to 3 **Step 4: Floor insulation (suspended floor)** Typical installation cost £800 - £1,200 Typical yearly saving £50 Potential rating after completing 51 E steps 1 to 4

#### Potential rating after completing steps 1 to 5

Typical installation cost

Typical installation cost

Typical installation cost

Typical yearly saving

Potential rating after completing

Typical yearly saving

steps 1 to 7

Typical yearly saving

**Step 5: Replace boiler with new condensing boiler** 

**Step 6: Floor insulation (solid floor)** Typical installation cost £4,000 - £6,000 Typical yearly saving £83 Potential rating after completing 60 D steps 1 to 6 Step 7: Solar water heating

## Step 8: Solar photovoltaic panels, 2.5 kWp

Potential rating after completing 73 C steps 1 to 8 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 Trevor Kerr

Contacting the accreditation scheme

07921 396 292 Telephone **Email** trevor-kerr@sky.com

assessor's accreditation scheme. Elmhurst Energy Systems Ltd **Accreditation scheme** Assessor's ID EES/021612 Telephone 01455 883 250

enquiries@elmhurstenergy.co.uk

Employed by the professional dealing

If you're still unhappy after contacting the assessor, you should contact the

## **About this assessment**

**Email** 

**Assessor's declaration** 

with the property transaction 27 April 2023 **Date of assessment Date of certificate** 27 April 2023 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 mhclg.digital-services@communities.gov.uk 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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