

Energy performance certificate (EPC)

5 MAIN STREET
SION MILLS
STRABANE
BT82 9HG

Energy rating

F

Valid until: 24 June 2031

Certificate number: 0320-2095-4060-2429-0765

Property type Mid-terrace house

Total floor area 72 square metres

Energy rating and score

This property's energy rating is F. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	21 F	
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Some double glazing	Poor
Main heating	Portable electric heaters assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From secondary system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 603 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,467 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 £1,628 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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 G. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 9.5 tonnes of CO₂

This property's potential production 0.9 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	£460
2. Cavity wall insulation	£500 - £1,500	£50
3. Flat roof or sloping ceiling insulation	£850 - £1,500	£157
4. Heat recovery system for mixer showers	£585 - £725	£37
5. Biomass stove with boiler	£7,000 - £13,000	£923
6. Solar water heating	£4,000 - £6,000	£88
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£84
8. Internal or external wall insulation	£4,000 - £14,000	£130
9. Solar photovoltaic panels	£3,500 - £5,500	£308

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	Seamus McHugh
Telephone	07803 884493
Email	larkfieldpcs@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/009545
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 June 2021
Date of certificate	25 June 2021
Type of assessment	RdSAP
