

Property type

Semi-detached house

Total floor area

114 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.](#)

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

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.

Main heating control

Programmer and at least two room thermostats

Good

20/06/2024, 10:35

From main energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Average

Lighting

Low energy lighting in all fixed outlets

Very good

Floor

Solid, insulated (assumed)

N/A

Secondary heating

Room heaters, coal

N/A

Primary energy use

The primary energy use for this property per year is 191 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,506 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 £208 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 E. 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

6.0 tonnes of CO₂

This property's potential production

5.1 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.

Typical installation cost**Typical yearly saving**

£72

Potential rating after completing step 1

65 D

Step 2: Replace boiler with new condensing boiler**Typical installation cost**

£2,200 - £3,000

Typical yearly saving

£137

Potential rating after completing steps 1 and 2

69 C

Step 3: Solar water heating**Typical installation cost**

£4,000 - £6,000

Typical yearly saving

£69

Potential rating after completing steps 1 to 3

71 C

Step 4: Solar photovoltaic panels, 2.5 kWp**Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£480

Potential rating after completing steps 1 to 4

79 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-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

Declan Diamond

Accreditation scheme

ECMK

Assessor's ID

ECMK300674

Telephone

0333 123 1418

Email

info@ecmk.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

14 June 2024

Date of certificate

19 June 2024

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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