English Cymraeg

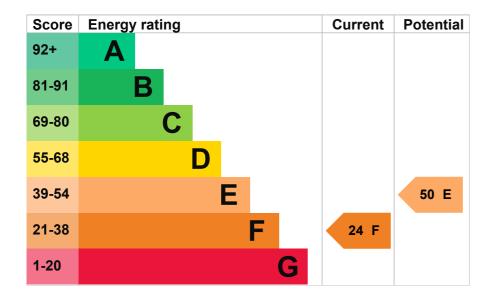
Energy performance certificate (EPC)



Energy rating and score

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

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 462 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,389 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 £543 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 E.

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	9.8 tonnes of CO2
This property's potential production	6.0 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

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm £100 - £350 Typical installation cost Typical yearly saving £98 Potential rating after completing step 1 27 F Step 2: Hot water cylinder insulation Increase hot water cylinder insulation £15 - £30 Typical installation cost Typical yearly saving £43 Potential rating after completing steps 1 and 2 29 F Step 3: Draught proofing £80 - £120 Typical installation cost £21 Typical yearly saving Potential rating after completing steps 1 to 3 30 F Step 4: Low energy lighting Typical installation cost £25 Typical yearly saving £34 Potential rating after completing steps 1 to 4 31 F **Step 5: Hot water cylinder thermostat** £200 - £400 Typical installation cost Typical yearly saving £25 Potential rating after completing steps 1 to 5 32 F

Step 6: Heating controls (room thermostat)

Typical installation cost £350 - £450

Energy performance certificate (EPC) – Find	an energy commodite Coviers
	£73
teps 1 to 6	36 F
ation	
	£1,500 - £2,700
	£235
teps 1 to 7	49 E
external doors	
	£1,000
	£16
teps 1 to 8	50 E
3	
	£4,000 - £6,000
	£65
teps 1 to 9	55 D
ndows	
azed windows	
	£3,300 - £6,500
	£53
teps 1 to 10	58 D
al wall insulation	
	£4,000 - £14,000
	£82
teps 1 to 11	
	ation atteps 1 to 7 external doors atteps 1 to 8 atteps 1 to 9 adows azed windows atteps 1 to 10 al wall insulation

Step 12: Gas condensing boiler

Typical installation cost £3,000 - £7,000

Typical yearly saving £27

Potential rating after completing steps 1 to 12

72 C

Step 13: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£296

Potential rating after completing steps 1 to 13

83 B

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	Paul Jenkins
Telephone	(0)2890 586 963
Email	paul@techniplan.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID200846
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 June 2019
Date of certificate	24 June 2019
Type of assessment	► <u>RdSAP</u>

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).

Certificate number

9108-4076-9620-2690-1913 (/energy-certificate/9108-4076-9620-2690-1913)

Expired on 12 January 2019

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