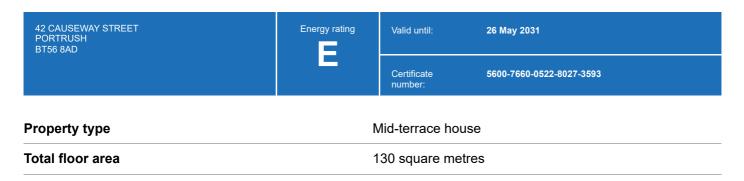
English Cymraeg

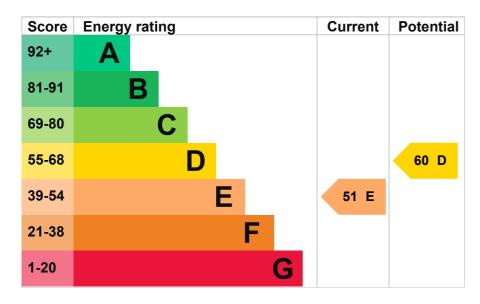
Energy performance certificate (EPC)



Energy rating and score

This property's energy rating is E. 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

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	
Roof	Roof Pitched, 250 mm loft insulation	
Roof Roof room(s), insulated		Good
Window Fully double glazed		Good
Main heating	Boiler and radiators, oil	
Main heating control Programmer, room thermostat and TRVs		Good
Hot water From main system		Average
Lighting Low energy lighting in 24% of fixed outlets		Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 249 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,478 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 £273 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 E. 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	7.9 tonnes of CO2
This property's potential production	6.5 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: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£112
Potential rating after completing step 1	55 D

Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£22
Potential rating after completing steps 1 and 2	56 D

Step 3: Low energy lighting

Typical installation cost	£65
Typical yearly saving	£58
Potential rating after completing steps 1 to 3	57 D

Step 4: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£81
Potential rating after completing steps 1 to 4	60 D

Step 5: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£35
Potential rating after completing steps 1 to 5	61 D

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving	£46

Potential rating after completing steps 1 to 6

63 D

Step 7: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£129
Potential rating after completing steps 1 to 7	68 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£315
Potential rating after completing steps 1 to 8	76 C

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	Stephen Wright
Telephone	07927348441
Email	sjw1969@live.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005997
Telephone 01455 883 250	
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 May 2021
Date of certificate	27 May 2021



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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