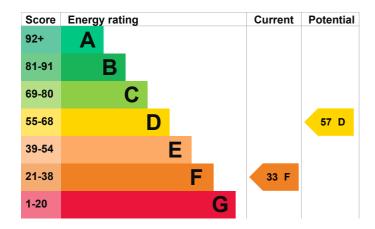


Energy rating and score

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

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) | Poor |
| Roof | Pitched, 300 mm loft insulation | Very good |
| Roof | Flat, limited insulation | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Partial double glazing | Very poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Good lighting efficiency | Good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

Primary energy use

The primary energy use for this property per year is 274 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend £7,914 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 £2,624 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 64,009 kWh per year for heating
- 4,450 kWh per year for hot water

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.

This property produces 25.0 tonnes of CO2 This property's potential production 16.0 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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|------------------------------|--------------------------|
| 1. Flat roof or sloping ceiling insulation | £900 - £1,200 | £305 |
| 2. Internal wall insulation | £7,500 - £11,000 | £1,082 |
| 3. Floor insulation (suspended floor) | £5,000 - £10,000 | £365 |
| 4. Hot water cylinder thermostat | £130 - £180 | £311 |
| 5. Condensing boiler | £2,200 - £3,500 | £315 |
| 6. Replace single glazed windows with low-E double glazed windows | £4,500 - £6,000 | £249 |
| 7. Solar photovoltaic panels | £8,000 - £10,000 | £365 |

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 | Richard Waite |
|-----------------|-----------------------------------|
| Telephone | 07523112594 |
| Email | info@waitepropertysolutions.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 | QUID212062 | |
| Telephone | 01225 667 570 | |
| Email | <u>info@quidos.co.uk</u> | |
| About this assessment | | |
| Assessor's declaration | No related party | |

| About this assessment | | |
|------------------------|------------------|--|
| Assessor's declaration | No related party | |
| Date of assessment | 1 September 2025 | |
| Date of certificate | 3 September 2025 | |
| Type of assessment | RdSAP | |