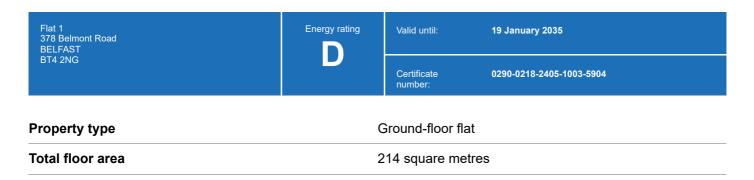
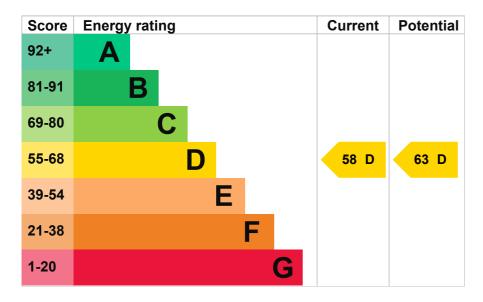
# **Energy performance certificate (EPC)**



## **Energy rating and score**

This property's energy rating is D. 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)	
Wall	Timber frame, as built, no insulation (assumed)	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas Good	
Main heating control	Programmer, room thermostat and TRVs Goo	
Hot water	From main system, no cylinder thermostat Average	
Lighting	Low energy lighting in all fixed outlets Very good	
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 273 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £2,928 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 £364 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.

## 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	10.0 tonnes of CO2
This property's potential production	0.0 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: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£184
Potential rating after completing step 1	60 D

#### **Step 2: Floor insulation (suspended floor)**

Typical installation cost	£800 - £1,200
Typical yearly saving	£180
Potential rating after completing steps 1 and 2	63 D

### Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£614
Potential rating after completing steps 1 to 3	72 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	Ciaran Stuart
Telephone	07764612066
Email	info@spsni.com

### 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	QUID208899
Telephone	01225 667 570
Email	info@quidos.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	20 January 2025
Date of certificate	20 January 2025
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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)</u>
<u>Give feedback (https://forms.office.com/e/KX25htGMX5)</u> <u>Service performance (/service-performance)</u>

#### **OGL**

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