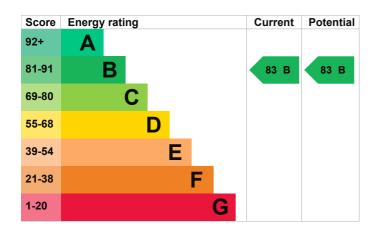


# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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
Walls	Average thermal transmittance 0.19 W/m²K	Very good
Roof	Average thermal transmittance 0.11 W/m²K	Very good
Floor	Average thermal transmittance 0.14 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, oil	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 97% of fixed outlets	Very good
Air tightness	Air permeability 3.2 m³/h.m² (as tested)	Good
Secondary heating	Room heaters, LPG	N/A

### Primary energy use

The primary energy use for this property per year is 71 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,119 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 £0 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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 C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

# This property produces 6.2 tonnes of CO2 This property's potential 6.2 tonnes of CO2 production 6.2 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. Solar photovoltaic panels	£9,000 - £14,000	£270

### 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	Andrew Hair
Telephone	08700 850490
Email	enquiries@elmhurstenergy.co.uk

### Contacting the accreditation scheme

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

ccreditation scheme Elmhurst Energy Systems Ltd	
Assessor's ID	EES/014020
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
ssessor's declaration Employed by the professional dealing with the profession dealing with the professional dealing with the profession dealing with	

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	7 December 2017
Date of certificate	7 December 2017
Type of assessment	SAP