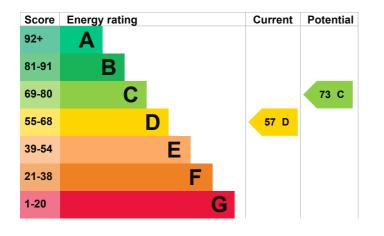
Energy performance certificate (EPC)			
Energy rating	Valid until:	16 June 2035	
	Certificate number:	9835-3051-8206-2645-8200	
Property type Semi-detached house			
94 square metres			
	Energy rating	Energy rating D Certificate number: Semi-detached house	

# **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Average
Main heating control	TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 264 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 £2,103 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 £515 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:

- 11,648 kWh per year for heating
- 3,369 kWh per year for hot water

## Impact on the environment

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

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 6 tonnes of CO2 produces

This property produces2.1 tonnes of CO2This property's potential<br/>production1.4 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

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£5,000 - £10,000	£114
2. Draught proofing	£150 - £250	£106
3. Solar water heating	£4,000 - £7,000	£105
4. Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£191
5. Solar photovoltaic panels	£8,000 - £10,000	£215

# 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	Dermot McGladery	
Telephone	07703 495777	
Email	dermotmcgladery@hotmail.com	

### 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/005938	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

### About this assessment

Assessor's declaration	No related party
Date of assessment	17 June 2025
Date of certificate	17 June 2025
Type of assessment	RdSAP