# **Energy performance certificate (EPC)**

64 Frances Street NEWTOWNARDS BT23 7DY Energy rating

Valid until: 28 April 2035

Certificate number: 2179-4142-9735-4117-7453

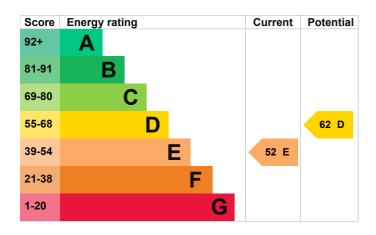
Property type Mid-terrace house

Total floor area 47 square metres

## **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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
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 335 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £955 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 £204 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 D.

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

This property produces	3.9 tonnes of CO2
This property's potential production	3.0 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. Cavity wall insulation	£500 - £1,500	£22
2. Low energy lighting	£40	£30
3. Flat roof or sloping ceiling insulation	£850 - £1,500	£27
4. High performance external doors	£1,000	£21
5. Condensing boiler	£2,200 - £3,000	£104
6. Solar water heating	£4,000 - £6,000	£56
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£28
8. Internal or external wall insulation	£4,000 - £14,000	£167
9. Solar photovoltaic panels	£3,500 - £5,500	£434

## 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	Stuart Berry
Telephone	07738621048
Email	epcassistni@gmail.com

### **Contacting the accreditation scheme**

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK306211	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	29 April 2025	
Date of certificate	29 April 2025	
Date of Certificate		