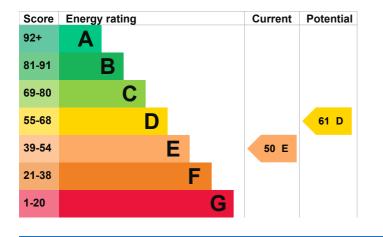
Energy rating		
Energy rating	Valid until:	30 May 2035
E	Certificate number:	2161-6001-1411-5111-2144
S	Semi-detached house	)
1	07 square metres	
		Certificate number: Semi-detached house 107 square metres

## **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	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 55% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

#### Primary energy use

The primary energy use for this property per year is 264 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Dwelling may be exposed to wind-driven rain

### How this affects your energy bills

An average household would need to spend £1,676 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 £376 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 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.

#### **Carbon emissions**

An average household	6 tonnes of CO2
produces	

This property produces7.8 tonnes of CO2This property's potential<br/>production6.1 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. Increase loft insulation to 270 mm	£100 - £350	£51
2. Increase hot water cylinder insulation	£15 - £30	£21
3. Low energy lighting	£25	£39
4. Heating controls (room thermostat and TRVs)	£350 - £450	£163
5. Floor insulation (suspended floor)	£800 - £1,200	£101
6. Solar water heating	£4,000 - £6,000	£131
7. Solar photovoltaic panels	£3,500 - £5,500	£413

# 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	Ronnie Watson
Telephone	07925226876
Email	ronnie@eassni.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	ECMK302219
Telephone	0333 123 1418
Email	info@ecmk.co.uk

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	29 May 2025	
Date of certificate	31 May 2025	
Type of assessment	RdSAP	