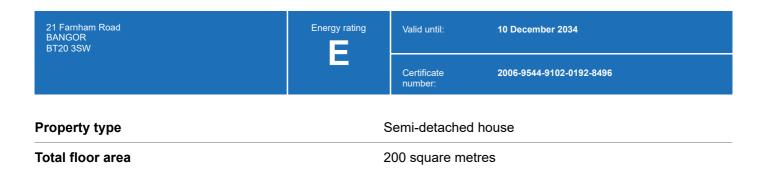
English Cymraeg

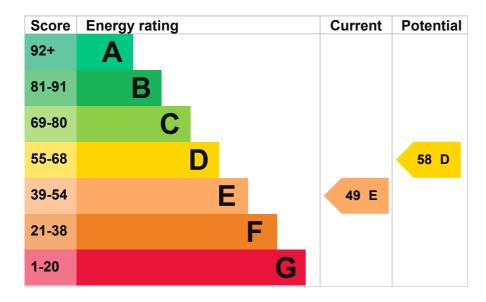
# **Energy performance certificate (EPC)**



## **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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 318 kilowatt hours per square metre (kWh/m2).

About primary energy use

# How this affects your energy bills

An average household would need to spend £3,705 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 £680 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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	11.7 tonnes of CO2
This property's potential production	9.6 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: Draught proofing**

Typical installation cost	£80 - £120
Typical yearly saving	£74
Potential rating after completing step 1	50 E

## Step 2: Low energy lighting

Typical installation cost	£115
Typical yearly saving	£105
Potential rating after completing steps 1 and 2	51 E

## Step 3: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£500
Potential rating after completing steps 1 to 3	58 D

#### Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£95
Potential rating after completing steps 1 to 4	60 D

### Step 5: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£498
Potential rating after completing steps 1 to 5	67 D

## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	C2 E00 CE E00
Typical installation cost	£3,500 - £5,500

Typical yearly saving £488

Potential rating after completing steps 1 to 6

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	Chris McLean
Telephone	07751695309
Email	chris.mclean54@yahoo.co.uk

#### 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	QUID209992
Telephone	01225 667 570
Email	info@quidos.co.uk

#### About this assessment

Date of assessment 10 December 2024   Date of certificate 11 December 2024   Type of assessment ▶ RdSAP	
Type of assessment RdSAP	

## 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.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

#### **OGL**

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