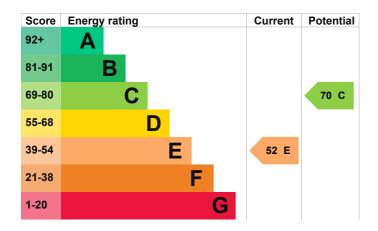


# **Energy rating and score**

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

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, as built, no insulation (assumed) | Poor      |
| Roof                 | Pitched, 100 mm loft insulation                | Average   |
| 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 8% of fixed outlets     | Very poor |
| Floor                | Suspended, 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 307 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £890 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 £333 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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               | 5.3 tonnes of CO2 |  |
|--------------------------------------|-------------------|--|
| This property's potential production | 3.3 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. Increase loft insulation to 270 mm          | £100 - £350               | £27                   |
| 2. Cavity wall insulation                      | £500 - £1,500             | £83                   |
| 3. Low energy lighting                         | £55                       | £41                   |
| 4. Hot water cylinder thermostat               | £200 - £400               | £17                   |
| 5. Heating controls (room thermostat and TRVs) | £350 - £450               | 993                   |
| 6. Floor insulation (suspended floor)          | £800 - £1,200             | £50                   |
| 7. High performance external doors             | £1,000                    | £17                   |
| 8. Solar water heating                         | £4,000 - £6,000           | £50                   |
| 9. Gas condensing boiler                       | £3,000 - £7,000           | £50                   |
| 10. Solar photovoltaic panels                  | £5,000 - £8,000           | £290                  |
|  |                           |                       |

## Who to contact about this certificate

### Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| Assessor's name | Simon Durnien         |
|-----------------|-----------------------|
| Telephone       | 01384471675           |
| Email           | epc@legalbricks.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   | Stroma Certification Ltd |  |
|------------------------|--------------------------|--|
| Assessor's ID          | STRO024627               |  |
| Telephone              | 0330 124 9660            |  |
| Email                  | certification@stroma.com |  |
| About this assessment  |                          |  |
| Assessor's declaration | No related party         |  |
| Date of assessment     | 30 April 2019            |  |
| Date of certificate    | 30 April 2019            |  |

**RdSAP**