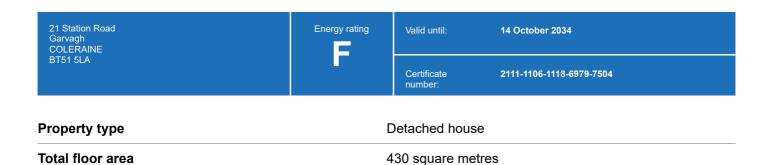
English Cymraeg

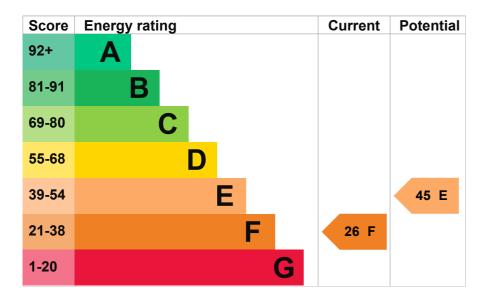
# **Energy performance certificate (EPC)**



## **Energy rating and score**

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

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	Solid brick, as built, no insulation (assumed)	
Roof	Pitched, 100 mm loft insulation Average	
Roof	Flat, no insulation (assumed) Very poor	
Window	Mostly double glazing Poor	
Main heating	Boiler and radiators, oil Poor	
Main heating control	Programmer, TRVs and bypass Average	
Hot water	From main system, no cylinder thermostat Very poor	
Lighting	Low energy lighting in 73% of fixed outlets Very good	
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed) N/A	
Secondary heating	Room heaters, coal	N/A

### Primary energy use

The primary energy use for this property per year is 324 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £9,459 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 £2,612 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 G. It has the potential to be F.

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	40.0 tonnes of CO2
This property's potential production	28.9 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: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£658
Potential rating after completing step 1	30 F

## Step 2: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£1,953
Potential rating after completing steps 1 and 2	45 E

## Step 3: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£269
Potential rating after completing steps 1 to 3	47 E

### Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£465
Potential rating after completing steps 1 to 4	50 E

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## 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	Declan Diamond
Telephone	07921002828

**Email** 

declandiamond@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	ECMK
Assessor's ID	ECMK300674
Telephone	0333 123 1418
Email	info@ecmk.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	4 October 2024
Date of certificate	15 October 2024
Type of assessment	► <u>RdSAP</u>

## 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:mhclq.digital-services@communities.gov.uk">mhclq.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/hUnC3Xq1T4) Service performance (/service-performance)

#### OGL

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