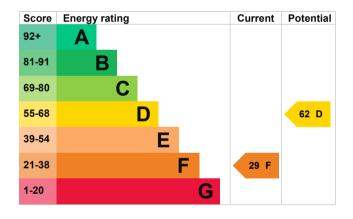


## **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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, 270 mm loft insulation                | Good      |
| Roof                 | Pitched, insulated (assumed)                   | Good      |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Boiler and radiators, oil                      | Poor      |
| Main heating control | Programmer, no room thermostat                 | Very poor |
| Hot water            | From main system, no cylinder thermostat       | Very poor |
| Lighting             | Low energy lighting in all fixed outlets       | Very good |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Floor                | Solid, limited insulation (assumed)            | N/A       |
| Secondary heating    | None   | N/A       |

#### Primary energy use

The primary energy use for this property per year is 406 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £2,705 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 £1,304 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

# **Environmental impact of this property**

This property's current 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. CO2 harms the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces 8.5 tonnes of CO2

This property's potential 4.2 tonnes of CO2 production

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.

## Changes you could make

| Step   | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Insulate hot water cylinder with 80 mm jacket | £15 - £30                 | £431                  |
| 2. Hot water cylinder thermostat                 | £200 - £400               | £57                   |
| 3. Heating controls (room thermostat and TRVs)   | £350 - £450               | £353                  |
| 4. Heat recovery system for mixer showers        | £585 - £725               | £45                   |
| 5. Condensing boiler                             | £2,200 - £3,000           | £419                  |
| 6. Floor insulation (solid floor)                | £4,000 - £6,000           | £52                   |
| 7. Solar water heating                           | £4,000 - £6,000           | £72                   |
| 8. Internal or external wall insulation          | £4,000 - £14,000          | £256                  |
| 9. Solar photovoltaic panels                     | £3,500 - £5,500           | £631                  |

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 John Mullan Telephone 07876702698

Email johnnymullan@hotmail.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 Elmhurst Energy Systems Ltd

Assessor's ID EES/020520 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
14 June 2023
14 June 2023

RdSAP