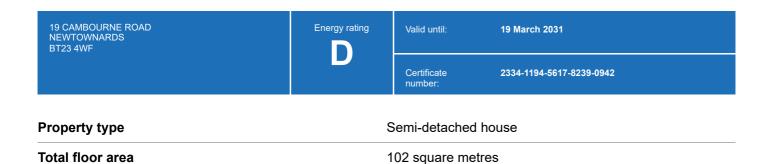
English Cymraeg

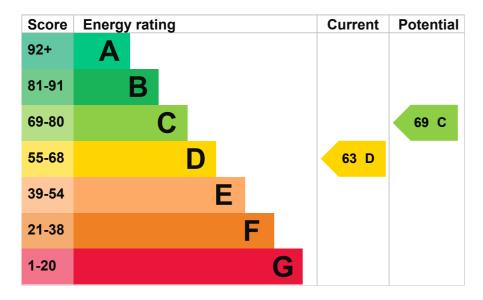
Energy performance certificate (EPC)



Energy rating and score

This property's energy rating is D. 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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), ceiling insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass Average	
Hot water	From main system	Average
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 191 kilowatt hours per square metre (kWh/m2).

About primary energy use

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 £840 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 £149 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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 D. 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.0 tonnes of CO2
This property's potential production	4.2 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?

▶ <u>Do I need to follow these steps in order?</u>	
Step 1: Low energy lighting	
Typical installation cost	£20
Typical yearly saving	£28
Potential rating after completing step 1	63 D
Step 2: Heating controls (room thermostat)	
Typical installation cost	£350 - £450
Typical yearly saving	£53
Potential rating after completing steps 1 and 2	66 D
Step 3: Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£24
Potential rating after completing steps 1 to 3	67 D
Step 4: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	£46
Potential rating after completing steps 1 to 4	69 C
Step 5: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£45
Potential rating after completing steps 1 to 5	71 C
Step 6: Solar photovoltaic panels, 2.5 kWp	

Typical installation cost

Typical yearly saving

£339

£3,500 - £5,500



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	Peter Bennett
Telephone	07779578947
Email	peter@peterbennettphotography.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	ECMK300515	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	20 March 2021
Date of certificate	20 March 2021
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 mhclg.digital-services@communities.gov.uk 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)

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