English Cymraeg

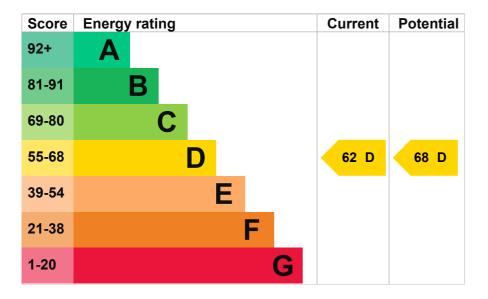
Energy performance certificate (EPC)

Certificate number:	0079-2903-0921-2590-0555
Semi-detacheo 97 square met	
D	Certificate

Energy rating and score

This property's energy rating is D. 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.

5/8/25, 2:40 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Description	Rating
Cavity wall, as built, no insulation (assumed)	Poor
Cavity wall, as built, insulated (assumed)	Good
Pitched, 100 mm loft insulation	Average
Roof room(s), insulated	Good
Flat, insulated (assumed)	Average
Fully double glazed	Good
Boiler and radiators, mains gas	Good
Programmer, room thermostat and TRVs	Good
From main system	Good
Low energy lighting in all fixed outlets	Very good
Suspended, no insulation (assumed)	N/A
Solid, limited insulation (assumed)	N/A
Room heaters, coal	N/A
	Cavity wall, as built, insulated (assumed) Pitched, 100 mm loft insulation Roof room(s), insulated Flat, insulated (assumed) Fully double glazed Boiler and radiators, mains gas Programmer, room thermostat and TRVs From main system Low energy lighting in all fixed outlets Suspended, no insulation (assumed) Solid, limited insulation (assumed)

Primary energy use

The primary energy use for this property per year is 280 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,061 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 £166 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.8 tonnes of CO2
This property's potential production	4.7 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: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£112
Potential rating after completing step 1	66 D

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£54
Potential rating after completing steps 1 and 2	68 D

Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£29
Potential rating after completing steps 1 to 3	69 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£320
Potential rating after completing steps 1 to 4	78 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	Ronnie Watson
Telephone	07925226876
Email	ronnie@eassni.com

Contacting the accreditation scheme

5/8/25, 2:40 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK302219
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 February 2020
Date of certificate	17 February 2020
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 <u>mhclg.digital-services@communities.gov.uk</u> 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

All content is available under the <u>Open Government Licence v3.0</u> (<u>https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/)</u>, except where otherwise stated



ht (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framewor