

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 45 Talbot Street NEWTOWNARDS BT23 4EG | Energy rating D | Valid until: 18 September 2033 |
| | | Certificate number: 0350-2921-1310-2397-2071 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 50 square metres |

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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 |
| 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 all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 297 kilowatt hours per square metre (kWh/m2).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,062 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 £325 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.

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 | 3.9 tonnes of CO2 |
| This property's potential production | 2.6 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.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

| | |
|--|-------------|
| Typical installation cost | £100 - £350 |
| Typical yearly saving | £26 |
| Potential rating after completing step 1 | 57 D |

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

| | |
|---|-----------|
| Typical installation cost | £15 - £30 |
| Typical yearly saving | £50 |
| Potential rating after completing steps 1 and 2 | 59 D |

Step 3: Hot water cylinder thermostat

| | |
|--|-------------|
| Typical installation cost | £200 - £400 |
| Typical yearly saving | £36 |
| Potential rating after completing steps 1 to 3 | 61 D |

Step 4: Heating controls (room thermostat and TRVs)

| | |
|--|-------------|
| Typical installation cost | £350 - £450 |
| Typical yearly saving | £136 |
| Potential rating after completing steps 1 to 4 | 66 D |

Step 5: Replace boiler with new condensing boiler

| | |
|--|-----------------|
| Typical installation cost | £2,200 - £3,000 |
| Typical yearly saving | £76 |
| Potential rating after completing steps 1 to 5 | 70 C |

Step 6: Floor insulation (solid floor)

| | |
|---------------------------|-----------------|
| Typical installation cost | £4,000 - £6,000 |
|---------------------------|-----------------|

Typical yearly saving

£25

Potential rating after completing steps 1 to 6

71 C

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£59

Potential rating after completing steps 1 to 7

74 C

Step 8: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£139

Potential rating after completing steps 1 to 8

81 B

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£660

Potential rating after completing steps 1 to 9

95 A

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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

Dermot McGladery

Telephone

07703 495777

Email

dermotmcgladery@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

Elmhurst Energy Systems Ltd

05/03/2024, 10:53

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| | |
|---------------|--|
| Assessor's ID | EES/005938 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 19 September 2023 |
| Date of certificate | 19 September 2023 |
| Type of assessment | ▶ RdSAP |

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 dluhc.digital-services@levellingup.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 \(/cookies\)](#)
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