

# Energy performance certificate (EPC)

34 Scaddy Road CROSSGAR BT30 9BP	Energy rating <b>B</b>	Valid until:	11 December 2033
		Certificate number:	9340-3922-5320-2697-2281

Property type	Detached house
Total floor area	340 square metres

## Energy rating and score

This property’s energy rating is B. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)

Feature	Description	Rating
Walls	Average thermal transmittance 0.20 W/m²K	Very good
Roof	Average thermal transmittance 0.14 W/m²K	Very good
Floor	Average thermal transmittance 0.11 W/m²K	Very good
Windows	High performance glazing	Very good

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.

# Breakdown of property's energy performance

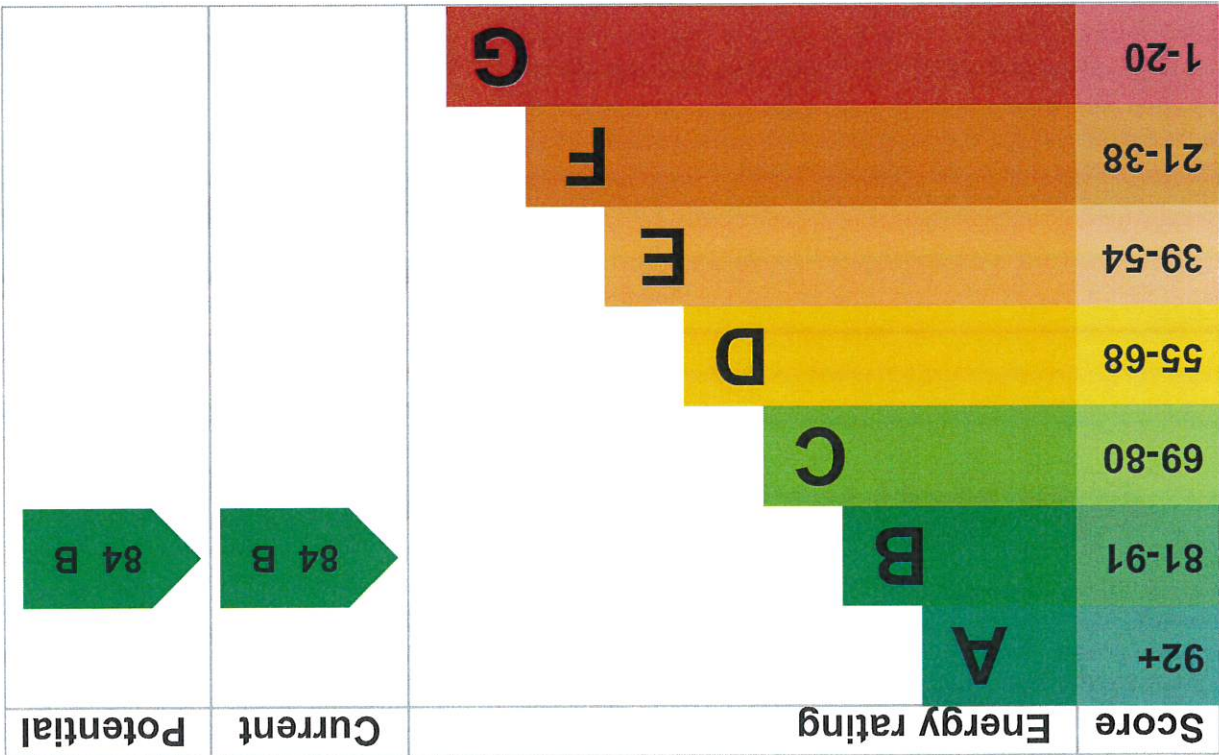
## Features in this property

- the average energy rating is D
- the average energy score is 60

For properties in Northern Ireland:

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.

The graph shows this property's current and potential energy rating.



Feature	Description	Rating
Main heating	Air source heat pump, underfloor, electric	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 2.3 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Very good
Secondary heating	Room heaters, electric	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

## Primary energy use

The primary energy use for this property per year is 70 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£3,183 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 £0 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 B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces

6 tonnes of CO<sub>2</sub>

**This property produces** 4.2 tonnes of CO<sub>2</sub>

**This property's potential production** 4.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£190

Potential rating after completing step 1

85 B

## Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£630

Potential rating after completing steps 1 and 2

88 B

## 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

Gareth Chambers

Telephone

08700 850490

Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.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/027337
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	12 December 2023
Date of certificate	12 December 2023
Type of assessment	◀ <a href="#">SAP</a>

## 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 [mhicg.digital-services@communities.gov.uk](mailto:mhicg.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.



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