Energy performance certificate (EPC)

56 Rann Road DOWNPATRICK BT30 9AP	Energy rating **G**	Valid until: **13 September 2033** Certificate number: **9837-7121-6300-0837-0296**

Property type

Detached house

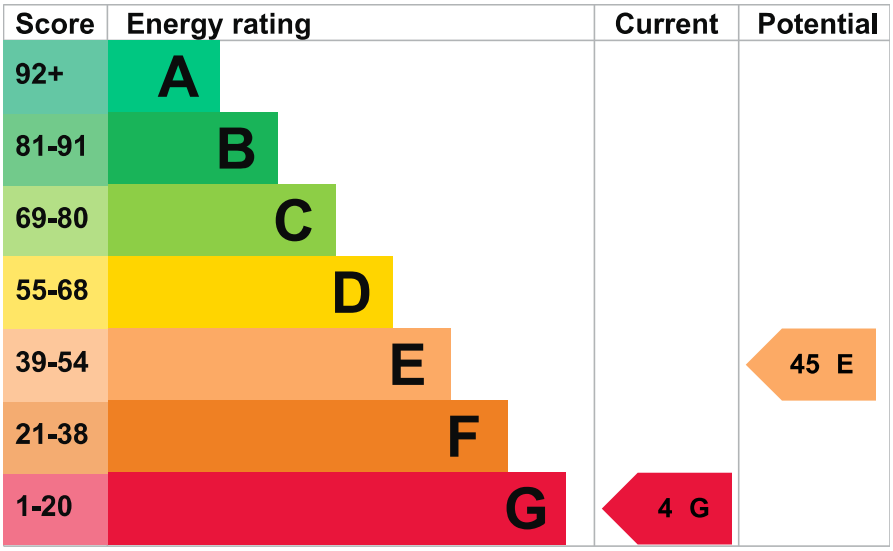
Total floor area

173 square metres

Energy rating and score

This property's current energy rating is G. It has the potential to be E.

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 22% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 527 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£6,567 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 £3,389 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 current environmental impact rating is G. It has the potential to be F.

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

26.0 tonnes of CO2

This property's potential production

12.0 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: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£121

Potential rating after completing step 1

5 G

Step 2: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost

£15 - £30

Typical yearly saving

£302

Potential rating after completing steps 1 and 2

8 G

Step 3: Low energy lighting

Typical installation cost

£70

Typical yearly saving

£138

Potential rating after completing steps 1 to 3

9 G

Step 4: Heating controls (programmer, room thermostat and TRVs)

Heating controls (programmer, thermostat, TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£531

Potential rating after completing steps 1 to 4

14 G

Step 5: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£373

Potential rating after completing steps 1 to 5

17 G

Step 6: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£987

Potential rating after completing steps 1 to 6

29 F

Step 7: Condensing boiler (separate from the range cooker)

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£937

Potential rating after completing steps 1 to 7

45 E

Step 8: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£142

Potential rating after completing steps 1 to 8

47 E

Step 9: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£70

Potential rating after completing steps 1 to 9

49 E

Step 10: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£477

Potential rating after completing steps 1 to 10

58 D

Step 11: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£667

Potential rating after completing steps 1 to 11

64 D

Step 12: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£1,313

Potential rating after completing steps 1 to 12

77 C

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). 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
Carleen Branagan

Telephone
07756 897853

Email

carleenbranagan@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

Assessor's ID
EES/020444

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration
No related party

Date of assessment
13 September 2023

Date of certificate
14 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.

OGL

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