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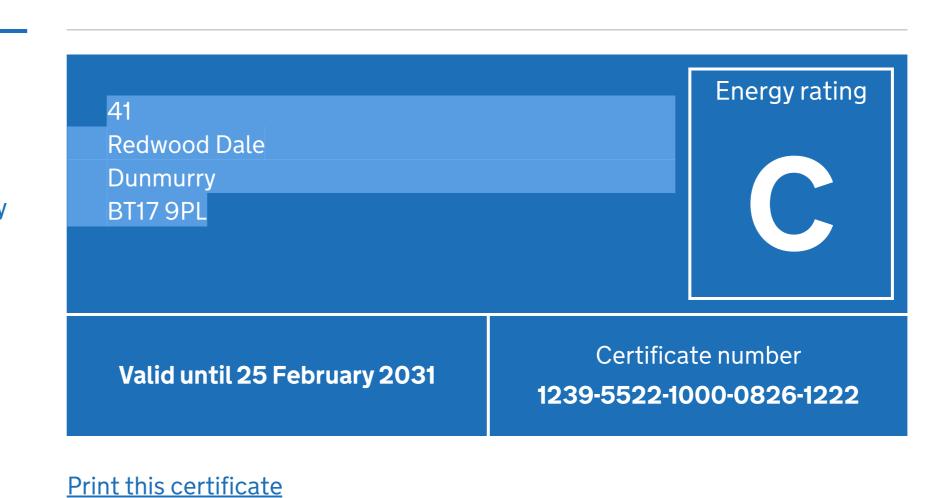
## Energy performance certificate (EPC)

## **Certificate contents**

- Energy performance rating for this property
- Breakdown of property's energy performance Environmental impact of this
- property How to improve this property's
- Estimated energy use and potential savings

energy performance

- Contacting the assessor and accreditation scheme



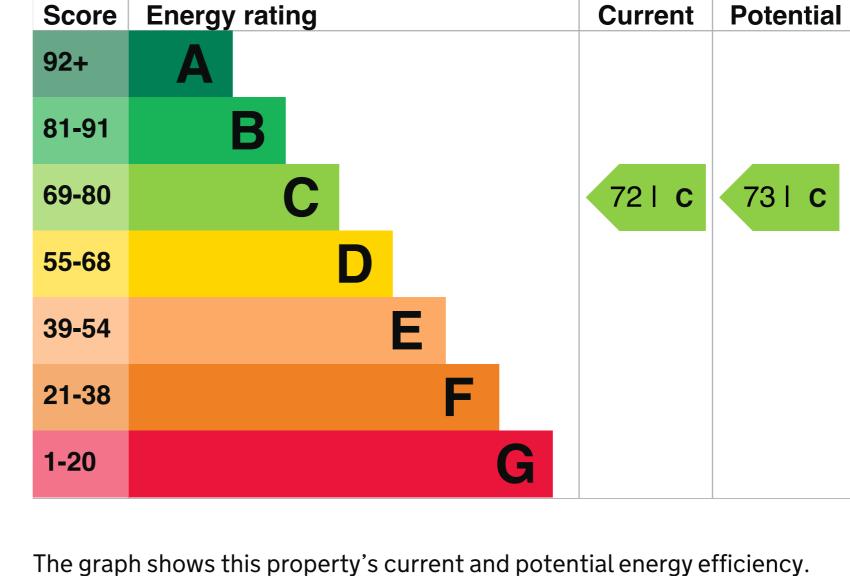
Property type	Semi-detached house
Total floor area	117 square metres

## property This property's current energy rating is C. It has the potential to be C.

**Energy efficiency rating for this** 

See how to improve this property's energy performance.

Score Energy rating



Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel

bills are likely to be. The average energy rating and score for a property in Northern Ireland are D

(60).

## performance This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is

Breakdown of property's energy

working. Each feature is assessed as one of the following: very good (most efficient)

good

- average
- poor
- very poor (least efficient)
- inspected and an assumption has been made based on the property's age and type.

**Description** Rating **Feature** \**\/**\\_|| Cavity wall as built insulated (assumed)

When the description says "assumed", it means that the feature could not be

Secondary heating	Room heaters, mains gas	N/A
Floor	Solid, insulated (assumed)	N/A
Lighting	Low energy lighting in 38% of fixed outlets	Average
Hot water	From main system	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating	Boiler and radiators, mains gas	Good
Window	Fully double glazed	Average
Roof	Roof room(s), ceiling insulated	Good
Wall	Cavity wall, as built, insulated (assumed)	Good

## ► What is primary energy use?

square metre (kWh/m2).

The primary energy use for this property per year is 200 kilowatt hours per

**Environmental impact of this property** 

performance

Typical installation cost

Potential rating after carrying out

Typical yearly saving

recommendation 1

Solar photovoltaic panels

Typical installation cost

**Typical yearly saving** 

savings

this property

**Potential saving** 

Estimated yearly energy cost for

to improve this property's energy performance.

Potential energy savings by installing insulation

#### One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

6 tonnes of CO2 An average household produces This property produces 4.1 tonnes of CO2

This property's potential production	4.0 tonnes of CO2
By making the <u>recommended changes</u> , you ce emissions by 0.1 tonnes per year. This will he	, , ,

occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Environmental impact ratings are based on assumptions about average

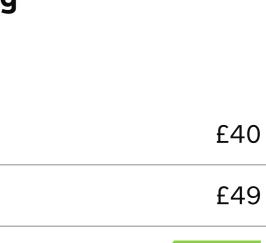
How to improve this property's energy

#### Making any of the recommended changes will improve Potential energy this property's energy efficiency. rating If you make all of the recommended changes, this will

(72) to C (73). What is an energy rating?

improve the property's energy rating and score from C

Recommendation 1: Low energy lighting Low energy lighting



73 | C

£3,500 - £5,500

£322

£923

£49

Recommendation 2: Solar water heating Solar water heating Typical installation cost £4,000 - £6,000

Typical yearly saving £28 Potential rating after carrying out 74 | C recommendations 1 and 2 Recommendation 3: Solar photovoltaic panels, 2.5 kWp

Potential rating after carrying out 82 | B recommendations 1 to 3

Paying for energy improvements Find energy grants and ways to save energy in your home.

Estimated energy use and potential

#### The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property Heating a property usually makes up the majority of energy costs.

The assessor did not find any opportunities to save energy by installing

Contacting the assessor and

accreditation scheme

you can complain to the assessor directly.

**Assessor contact details** 

Assessor's name

**Telephone** 

**Telephone** 

**Email** 

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insulation in this property.

This EPC was created by a qualified energy assessor.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme. Accreditation schemes are appointed by the government to ensure that

assessors are qualified to carry out EPC assessments.

If you are unhappy about your property's energy assessment or certificate,

**Email** andrew.mccallin@aol.co.uk

Andrew McCallin

02890 430911

01455 883 250

### **Accreditation scheme contact details Accreditation scheme** Elmhurst Energy Systems Ltd EES/005216 **Assessor ID**

# **Assessment details**

Assessor's declaration	No related party	
Date of assessment	26 February 2021	
Date of certificate	26 February 2021	
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 mhclg.digitalservices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.



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