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## **Energy performance certificate (EPC)**

## Energy rating and score

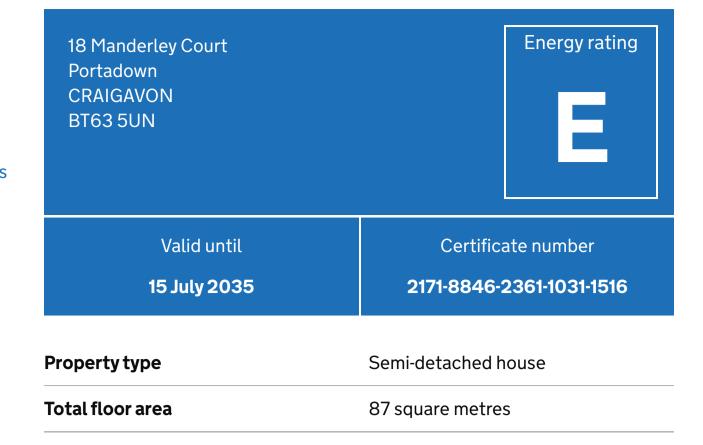
**Certificate contents** 

- Breakdown of property's energy performance Smart meters
- How this affects your energy bills — Impact on the environment Steps you could take to save energy
- Who to contact about this certificate Other certificates for this
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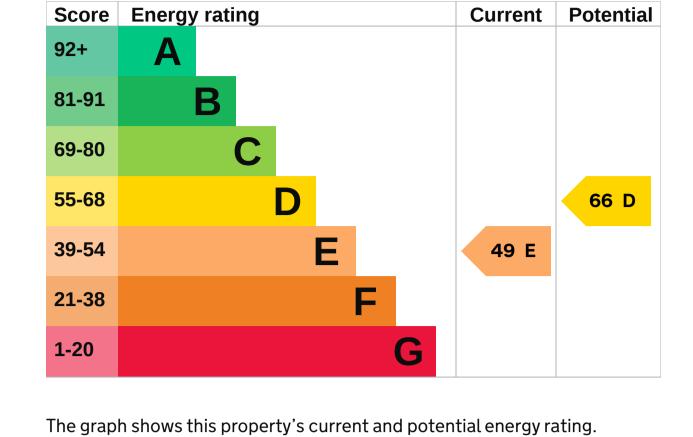


English Cymraeg

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

**Energy rating and score** 

See how to improve this property's energy efficiency.



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 get a rating from very good to very poor, based on how energy

features the assessor could not inspect.

Features in this property

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

Description Rating **Feature** 

Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## About primary energy use

square metre (kWh/m2).

Primary energy use

The primary energy use for this property per year is 264 kilowatt hours per

This property had **no smart meters** when it was assessed.

**Smart meters** 

## Smart meters help you understand your energy use and how you could save

of your energy bills.

money. They may help you access better energy deals. Find out how to get a smart meter

How this affects your energy bills

#### An average household would need to spend £1,759 per year on heating, hot water and lighting in this property. These costs usually make up the majority

You could save £399 per year if you complete the suggested steps for improving this property's energy rating. This is **based on average costs in 2025** when this EPC was created. People

living at the property may use different amounts of energy for heating, hot water and lighting.

**Heating this property** 

#### • 8,883 kWh per year for heating • 4,069 kWh per year for hot water

**Carbon emissions** 

Impact on the environment

Estimated energy needed in this property is:

## Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

changes. This will help to protect the environment.

An average household produces 6 tonnes of CO2 This property produces 5.1 tonnes of CO2 3.5 tonnes of CO2 This property's potential production

This property's environmental impact rating is E. It has the potential to be D.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

You could improve this property's CO2 emissions by making the suggested

Steps you could take to save energy ▶ Do I need to follow these steps in order?

#### Typical installation cost £5,000 - £10,000 Typical yearly saving

£99

52 E

£130 - £180

£134

62 D

step 1 **Step 2: Hot water cylinder insulation** 

Potential rating after completing

steps 1 and 2

steps 1 to 4

Typical installation cost

**Step 1: Floor insulation (suspended floor)** 

Potential rating after completing	54 E
Typical yearly saving	£48
Typical installation cost	£20 - £40
Increase hot water cylinder insulation	

## **Step 3: Hot water cylinder thermostat**

Typical yearly saving	£43
Potential rating after completing steps 1 to 3	55 D
Step 4: Heating controls (room thern	nostat)
Typical installation cost	£220 - £250
Typical yearly saving	£76
Potential rating after completing	57 D

#### Typical installation cost £2,200 - £3,500 Typical yearly saving Potential rating after completing

**Step 5: Replace boiler with new condensing boiler** 

steps 1 to 5	02 0
Step 6: Solar photovoltaic panels, 2	2.5 kWp
Typical installation cost	£8,000 - £10,000
Typical yearly saving	£230
Potential rating after completing steps 1 to 6	66 D

## Who to contact about this certificate

**Contacting the assessor** 

assessor's accreditation scheme.

#### If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it. Ryan Reavie Assessor's name

Telephone	07858000208				
Email	ryan@hannath.com				
Contacting the accreditation scheme					

#### **Accreditation scheme ECMK** Assessor's ID ECMK306021

If you're still unhappy after contacting the assessor, you should contact the

Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	

16 July 2025

16 July 2025

RdSAP

# Type of assessment

**Date of assessment** 

**Date of certificate** 

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 <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a>

or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm). There are no related certificates for this property.



