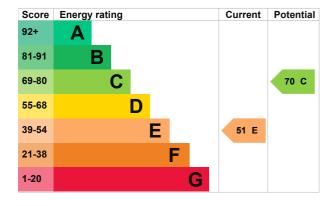


## **Energy rating and score**

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

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.

eature Description		Rating	
Wall	Cavity wall, filled cavity	Good	
Roof	Pitched, 300 mm loft insulation	Very good	
Roof	Pitched, limited insulation (assumed)	Poor	
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	No low energy lighting	Very poor	
Floor	Solid, no insulation (assumed)	N/A	
Floor	To unheated space, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

#### Primary energy use

The primary energy use for this property per year is 238 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,546 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 £596 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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	7.7 tonnes of CO2
This property's potential production	4.7 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

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£45
2. Low energy lighting	£50	£54
3. Heating controls (room thermostat and TRVs)	£350 - £450	£144
4. Floor insulation (suspended floor)	£800 - £1,200	£58
5. Condensing boiler	£2,200 - £3,000	£167
6. Solar water heating	£4,000 - £6,000	£62
7. Replacement glazing units	£1,000 - £1,400	£66
8. Solar photovoltaic panels	£5,000 - £8,000	£248

### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Who to contact about this certificate

## Contacting the assessor

Type of assessment

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

Assessor's name	John Harrigan
Telephone	02890 324 200
Email	bob@cookandkettyle.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	ECMK	
Assessor's ID	ECMK201963	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	13 January 2015	
Date of certificate	10 March 2015	

**RdSAP**