# Energy performance certificate (EPC)

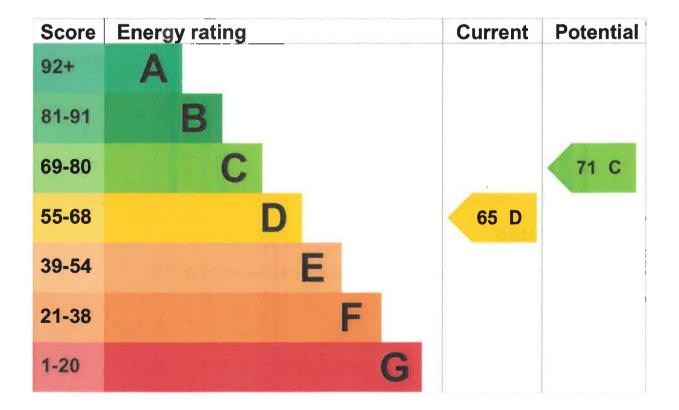


Property type		Ground-floor flat
Total floor area	•	81 square metres

### **Energy rating and score**

This property's current energy rating is D. 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.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 12% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 251 kilowatt hours per square metre (kWh/m2).

► What is primary energy use?

#### How this affects your energy bills

An average household would need to spend £884 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

Energy performance certificate (EPC) – Find an energy certificate... https://find-energy-certificate.service.gov.uk/energy-certificate/00...

You could save £163 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 heating, hot water and lighting.

#### **Environmental impact of this property**

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

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

An average household produces	6 tonnes of CO2	
This property produces	3.6 tonnes of CO2	
This property's potential production	2.8 tonnes of CO2	

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

#### Changes you could make

## Do I need to follow these steps in order?

## **Step 1: Low energy lighting**

Typical installation cost	£35
Typical yearly saving	£39
Potential rating after completing step 1	66 D

# **Step 2: Heating controls (room thermostat)**

Typical installation cost	£350 - £450
Typical yearly saving	£33
Potential rating after completing steps 1 and 2	67 D

# Step 3: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£91
Potential rating after completing steps 1 to 3	71 C

# 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.

#### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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.

## **Assessor contact details**

Assessor's name	Shane McKenna	
Telephone	07786051641	
Email	shane@emberenergyni.co.uk	

## Accreditation scheme contact details

Accreditation scheme	ECMK	
Assessor ID	ECMK300715	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

## **Assessment details**

Assessor's declaration	No related party
Date of assessment	4 October 2015
Date of certificate	4 October 2015
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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.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.