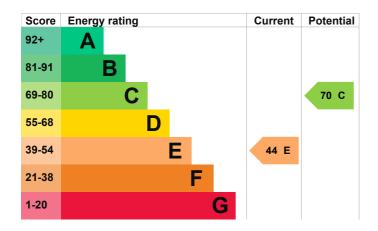


# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	No system present: electric immersion assumed	Very poor
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 388 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £2,020 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 £795 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.

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

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	4.3 tonnes of CC	
This property's potential production	4.5 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.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£800 - £1,200	£795

### 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	Kathleen Bellew
Telephone	00353868410785
Email	kathleenbellew@outlook.com

#### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Elmhurst Energy Systems Ltd
EES/019556
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
11 February 2025
12 February 2025
RdSAP