

Energy performance certificate (EPC)

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|--|---------------|--|
| 8a Dundalk Street NEWTOWNHAMILTON BT35 0PB | Energy rating | Valid until: 22 March 2036 |
| | G | Certificate number: 0340-2643-3570-2806-2971 |

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|------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 41 square metres |

Energy rating and score

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

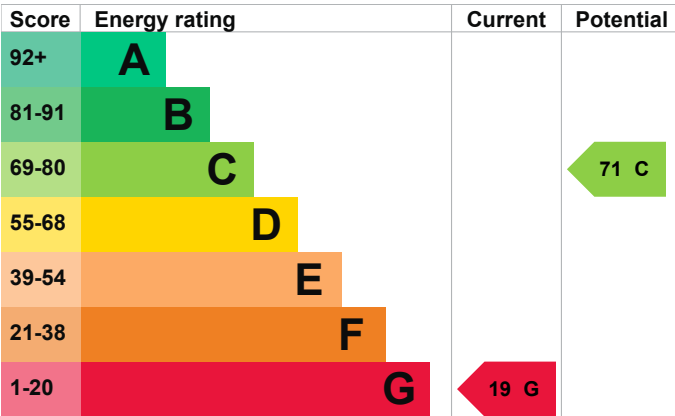
[See how to improve this property's energy efficiency.](#)

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, no insulation (assumed) | Poor |
| Roof | Pitched, insulated (assumed) | Average |
| Window | Fully double glazed | Poor |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | No system present: electric immersion assumed | Very poor |
| Lighting | Good lighting efficiency | Good |
| Floor | To unheated space, no insulation (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 386 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

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

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£2,938 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 £1,798 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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

Estimated energy needed in this property is:

- 7,079 kWh per year for heating
- 3,133 kWh per year for hot water

Impact on the environment

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

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 1.5 tonnes of CO₂

This property's potential production 0.8 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. Cavity wall insulation | £900 - £1,500 | £412 |
| 2. Floor insulation (suspended floor) | £5,000 - £10,000 | £507 |
| 3. High heat retention storage heaters | £1,200 - £2,400 | £878 |

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.

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|-----------------|--|
| 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.

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/019556 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 7 March 2026 |
| Date of certificate | 23 March 2026 |
| Type of assessment | RdSAP |