# Vibrant Energy Matters Energy Performance Certificate (Residential)



## **Search Details**

Prepared for: TLT (NI)

**Matter:** 012963/015417

Client address: 20 Gresham Street, London, EC2V 7JE

### Property:

3 Cherry Grove, Cullyhanna, Newry, BT35 0RW

### **Local Authority:**

Lambeth (London Borough Of)

Town Hall, Brixton Hill, Lambeth, SW2 1RW

Date Returned:

11/07/2022

Property type:

Residential

This search was compiled by the Local Authority above and provided by InfoTrack Ltd – t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Local Authority, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.









# **Energy performance certificate (EPC)**

3 Cherry Grove Cullyhanna NEWRY BT35 0RW Energy rating

Valid until: 7 July 2032

Certificate number: 0380-2016-1030-2502-4735

Property type

Semi-detached house

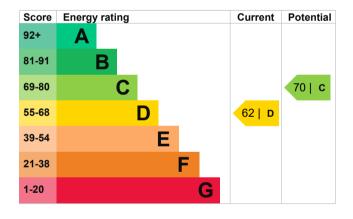
Total floor area

153 square metres

# Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- · very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 181 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	7.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	5.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.4 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact ratings are based on assumptions about average occupancy and	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is

# Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (62) to C (70).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£100	£93
2. Hot water cylinder thermostat	£200 - £400	£69
3. Heating controls (TRVs)	£350 - £450	£36
4. Condensing boiler	£2,200 - £3,000	£62
5. Solar water heating	£4,000 - £6,000	£39
6. Solar photovoltaic panels	£3,500 - £5,500	£330

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1129	
Potential saving	£259	

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

# Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in 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 Harri Molloy
Telephone 0845 0945 192

Email <u>epcquery@vibrantenergymatters.co.uk</u>

### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/024617 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
6 July 2022
8 July 2022
RdSAP