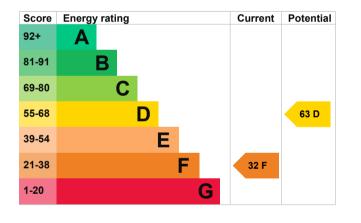
Energy performance certificate (EPC)				
20 Slievemore Avenue NEWTOWNARDS BT23 8JT	Energy rating	Valid until: 9 May 2033 Certificate number: 4907-6325-7580-1630-2292		
Property type	Semi-detached house			
Total floor area	85 square metres			

### **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>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, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
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	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 380 kilowatt hours per square metre (kWh/m2).

### Additional information

Additional information about this property:

• Cavity fill is recommended

#### Environmental impact of this property This property's potential 4.1 tonnes of CO2 production This property's current environmental impact rating is F. It has the potential to be D. You could improve this property's CO2 emissions by making the suggested changes. Properties get a rating from A (best) to G (worst) This will help to protect the environment. on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. Environmental impact ratings are based on assumptions about average occupancy and An average household 6 tonnes of CO2 energy use. They may not reflect how energy is produces consumed by the people living at the property. This property produces 8.1 tonnes of CO2

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£30
2. Cavity wall insulation	£500 - £1,500	£209
3. Party wall insulation	£300 - £600	£32
4. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£144
5. Hot water cylinder thermostat	£200 - £400	£17
6. Heating controls (room thermostat and TRVs)	£350 - £450	£142
7. Condensing boiler	£2,200 - £3,000	£60
8. Floor insulation (solid floor)	£4,000 - £6,000	£52
9. Solar water heating	£4,000 - £6,000	£41
10. Solar photovoltaic panels	£3,500 - £5,500	£367

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1435
Potential saving if you	£634

Potential saving if you £634 complete every step in order

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.

### 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	Jim Rennicks
Telephone	07811349012
Email	jimren_2004@yahoo.co.uk

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Stroma Certification Ltd

STRO010754 0330 124 9660 certification@stroma.com

No related party 10 May 2023 10 May 2023 RdSAP