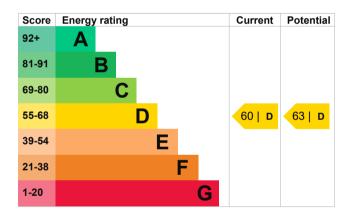
Energy performance certificate (EPC)				
51 Windsor Hill HILLSBOROUGH BT26 6RL	Energy rating	Valid until: 21 March 2032 Certificate number: 2615-5416-1101-1113-9917		
Property type	Detached house			
Total floor area	142 square metres			

# Energy efficiency rating for this property

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

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



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, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Average
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

· Dwelling may be exposed to wind-driven rain

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	6.5 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 0.6 tonnes per year. This will help to protect the	
Properties with an A rating produce less CO2		environment.	
than G rated properties.	6 tonnes of CO2	Environmental impact rating assumptions about average	e occupancy and
An average household produces		energy use. They may not reflect how energy is consumed by the people living at the property.	

# How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (60) to D (63).

Recommendation	Typical installation cost	Typical yearly saving
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£16
2. Floor insulation (suspended floor)	£800 - £1,200	£61
3. Solar water heating	£4,000 - £6,000	£41
4. Solar photovoltaic panels	£3,500 - £5,500	£332

## 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	£1099
Potential saving	£76

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

## 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 Telephone Email	Ronnie Watson 07925226876 <u>ronnie@eassni.com</u>			
Accreditation scheme contact details				
Accreditation scheme	ECMK			
Assessor ID	ECMK302219			
Telephone	0333 123 1418			
Email	<u>info@ecmk.co.uk</u>			

## Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

No related party 20 March 2022 22 March 2022 RdSAP