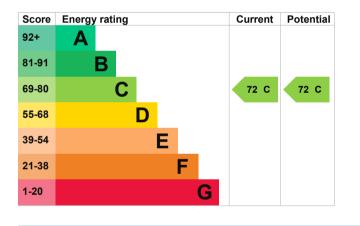
| Energy performance certificate (EPC) | | | | |
|--|----------------|---|--|--|
| 35 Rock Hill DONAGHADEE BT21 0FB | Energy rating | Valid until: 28 August 2033 | | |
| BIZTUFB | C | Certificate number: 8900-7778-0422-3228-3873 | | |
| Property type | Detached house | | | |
| Total floor area | | 255 square metres | | |

Energy rating and score

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

<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, insulated (assumed) | Good |
| Roof | Pitched, 150 mm loft insulation | Good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and underfloor heating, mains gas | Good |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system, no cylinder thermostat | Average |
| Lighting | Low energy lighting in 94% of fixed outlets | Very good |
| 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 169 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £3,895 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 enviro | onment | This property produces | 7.9 tonnes of CO2 |
|--|-----------------|--|-------------------|
| This property's current environmental impact rating is D. It has the potential to be D. | | This property's potential production | 7.9 tonnes of CO2 |
| Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | You could improve this property's CO2 emissions by making the suggested changes. | |
| Carbon emissions | | This will help to protect the | environment. |
| An average household produces | 6 tonnes of CO2 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating | £4,000 - £6,000 | £298 |
| 2. Solar photovoltaic panels | £3,500 - £5,500 | £678 |

Help 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.

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 |
|-----------------|
| Telephone |
| Email |

Kyle Carpenter 07517 235 700 graham.carpenter@watts.co.uk

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/024733 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 23 August 2023 29 August 2023 RdSAP