

Energy performance certificate (EPC)

30, Hermitage
HILLSBOROUGH
BT26 6RJ

Energy rating

F

Valid until: **18 October 2025**

Certificate number: **9795-0620-6749-4981-7996**

Property type

Semi-detached house

Total floor area

91 square metres

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 F	
1-20	G		

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, 200 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 358 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property produces 9.1 tonnes of CO₂

This property's current environmental impact rating is F. It has the potential to be E.

This property's potential production 5.3 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 [recommended changes](#), you could reduce this property's CO₂ emissions by 3.8 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 energy use. They may not reflect how energy is consumed by the people living at the property.

An average household produces 6 tonnes of CO₂

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 F (36) to D (63).

Recommendation	Typical installation cost	Typical yearly saving
1. Draught proofing	£80 - £120	£64
2. Low energy lighting	£40	£17
3. Hot water cylinder thermostat	£200 - £400	£29
4. Heating controls (room thermostat and TRVs)	£350 - £450	£230
5. Floor insulation (suspended floor)	£800 - £1,200	£69
6. Heat recovery system for mixer showers	£585 - £725	£29
7. Condensing boiler	£2,200 - £3,000	£238
8. Solar water heating	£4,000 - £6,000	£48
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£113
10. Solar photovoltaic panels	£5,000 - £8,000	£257

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property £1567

Potential saving £677

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 Abigail Boyd
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Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd
Assessor ID EES/008135
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Assessment details

Assessor's declaration No related party
Date of assessment 19 October 2015
Date of certificate 19 October 2015
Type of assessment [RdSAP](#)