# Energy performance certificate (EPC)

21 Ferny Ridge Annaghmakeown Road DUNGANNON BT70 3FE Energy rating

Valid until: 27 September 2033

Certificate number: 2484-0074-6281-1627-2214

Property type

Semi-detached house

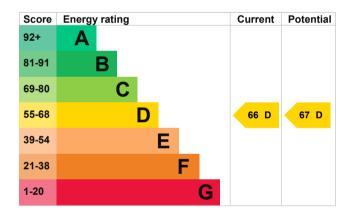
Total floor area

129 square metres

# **Energy rating and score**

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

<u>See how to improve this property's energy 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, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, coal	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £2,223 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 £97 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 environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	7.8 tonnes of CO2	
This property's potential production	7.4 tonnes of CO2	

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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. Increase loft insulation to 270 mm	£100 - £350	£97
2. Solar water heating	£4,000 - £6,000	£95
3. Solar photovoltaic panels	£3,500 - £5,500	£612

#### 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 Patrick Maguire
Telephone 07800566263
Email patepc@live.com

### Contacting the accreditation scheme

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

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO002691 Telephone 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
28 September 2023
28 September 2023

Type of assessment RdSAP