

# Energy performance certificate (EPC)

|   |  |  |
|---|--|--|
| 21 Ferny Ridge<br>Annaghmakeown Road<br>DUNGANNON<br>BT70 3FE | Energy rating<br><h1 style="font-size: 2em; margin: 0;">D</h1> | Valid until: <b>27 September 2033</b><br><hr/> Certificate number: <b>2484-0074-6281-1627-2214</b> |
|---|--|--|

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.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 66 D    | 67 D      |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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/m<sup>2</sup>).

## 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 (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 7.8 tonnes of CO<sub>2</sub>

This property's potential production 7.4 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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 [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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           | <a href="mailto:patepc@live.com">patepc@live.com</a> |

### 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                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 28 September 2023     |
| Date of certificate    | 28 September 2023     |
| Type of assessment     | <a href="#">RdSAP</a> |

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