Energy performance certificate (EPC)

17 Glencrew Road AUGHNACLOY BT69 6EX Energy rating

Valid until: 28 April 2032

Certificate number:

0081-2378-3548-2322-3641

Property type

Detached bungalow

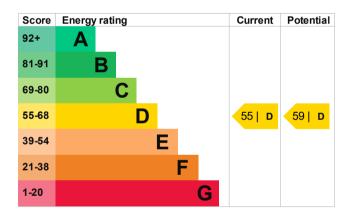
Total floor area

137 square metres

Energy efficiency rating for this property

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

See how to improve this property's energy 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, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, coal	Poor
Main heating control	Programmer, no room thermostat	Very poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 77% of fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 251 kilowatt hours per square metre (kWh/m2).

Environmental importation	act of this	This property produces	11.0 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be F.		This property's potential production	9.8 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 recommend could reduce this property' 1.2 tonnes per year. This wenvironment.	's CO2 emissions by
Properties with an A rating than G rated properties.	produce less CO2		
An average household produces	6 tonnes of CO2	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.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (55) to D (59).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£74
2. Heating controls (room thermostat and TRVs)	£350 - £450	£67
3. Floor insulation (solid floor)	£4,000 - £6,000	£72
4. Solar water heating	£4,000 - £6,000	£80
5. Solar photovoltaic panels	£3,500 - £5,500	£323
6. Wind turbine	£15,000 - £25,000	£695

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	£1483
Potential saving	£140

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 potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

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 Patrick Maguire
Telephone 07800566263
Email patepc@live.com

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO002691 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
28 April 2022
29 April 2022

RdSAP