Energy performance certificate (EPC)

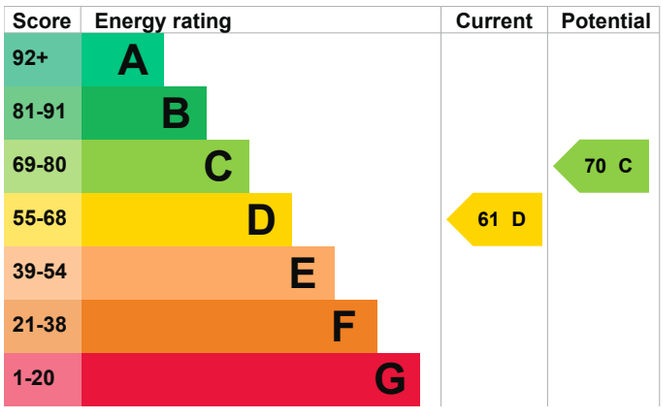
8, Wellbrook Avenue DUNGANNON BT70 1EA	Energy rating **D**	Valid until:	**5 February 2028**
		Certificate number:	**9104-5107-4029-6070-8983**

Property type	Semi-detached house
Total floor area	115 square metres

Energy rating and score

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

See how to improve this property's energy efficiency.



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
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£904 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 £189 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2018** 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 environmental impact rating is D. It has the potential to be D.

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.8 tonnes of CO2
This property's potential production	4.5 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£24
2. Low energy lighting	£30	£27
3. Condensing boiler	£2,200 - £3,000	£96
4. Replacement glazing units	£1,000 - £1,400	£42
5. Solar water heating	£4,000 - £6,000	£35
6. Solar photovoltaic panels	£5,000 - £8,000	£268

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	Carol McHugh
Telephone	0288 165 9404
Email	larkfieldsurveyors@tiscali.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005207
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 January 2018
Date of certificate	6 February 2018
Type of assessment	RdSAP