Energy performance certificate (EPC)

Certificate contents

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115, Glennasheevar Road
Glen West, Garrison
ENNISKILLEN
BT93 4DA

Energy rating

D

Valid until

2 January 2030

Certificate number

9400-0529-7090-0097-2202

Property type

Detached bungalow

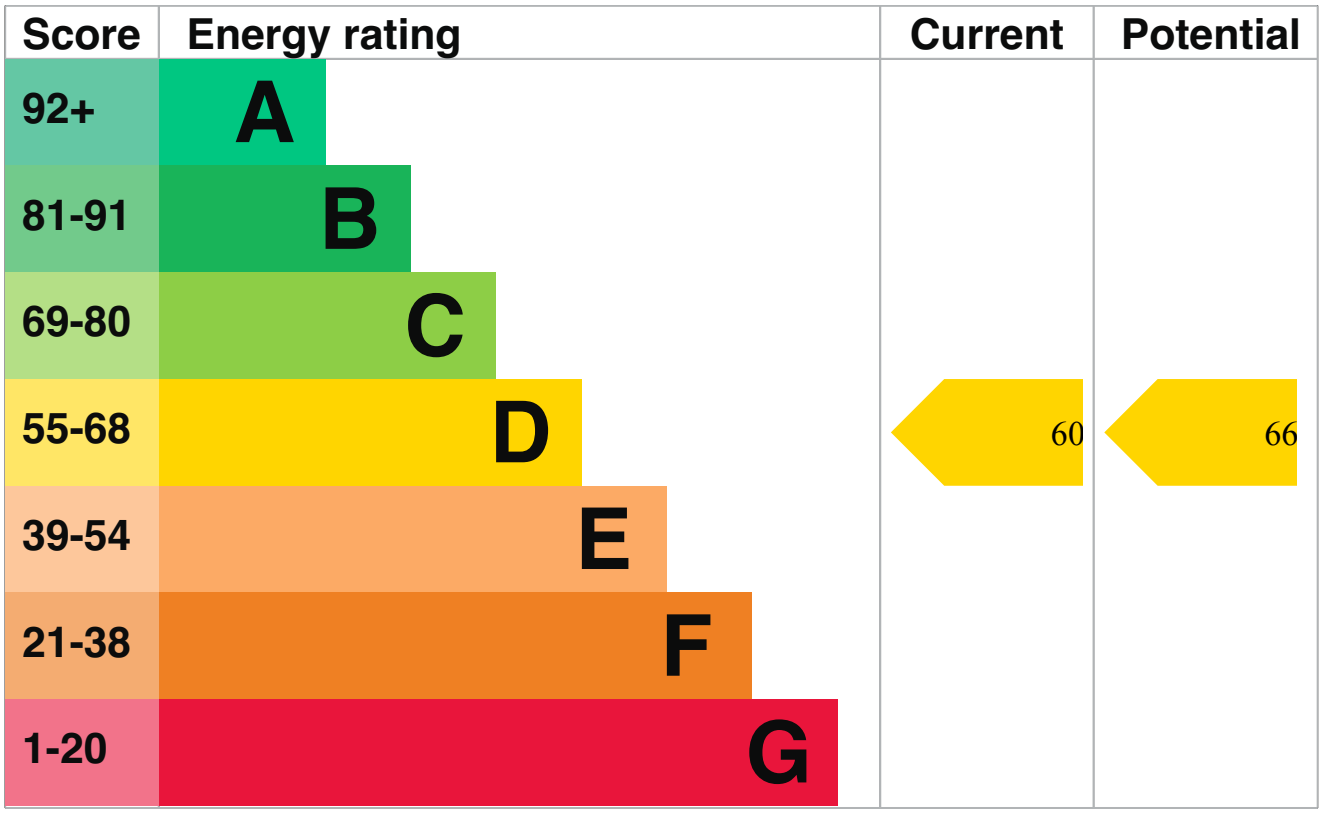
Total floor area

81 square metres

Energy rating and score

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

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, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	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	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 253 kilowatt hours per square metre (kWh/m2).

▸ About primary energy use

How this affects your energy bills

An average household would need to spend £898 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 £120 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2020 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 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.

Carbon emissions

An average household produces
6 tonnes of CO2
This property produces
6.3 tonnes of CO2
This property's potential production
5.4 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.

Steps you could take to save energy

▸ Do I need to follow these steps in order?

Step 1: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost
£15 - £30
Typical yearly saving
£8
Potential rating after completing step 1

Step 2: Floor insulation (suspended floor)

Typical installation cost
£800 - £1,200
Typical yearly saving
£27
Potential rating after completing steps 1 and 2

Step 3: Replace boiler with new condensing boiler

Typical installation cost
£2,200 - £3,000
Typical yearly saving
£49

Potential rating after completing steps 1 to 3

Step 4: Replacement glazing units

Typical installation cost

£1,000 - £1,400

Typical yearly saving

£36

Potential rating after completing steps 1 to 4

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£44

Potential rating after completing steps 1 to 5

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£300

Potential rating after completing steps 1 to 6

Step 7: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£653

Potential rating after completing steps 1 to 7

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
No related party
Date of assessment
3 January 2020
Date of certificate
3 January 2020
Type of assessment
▸ Show information about the RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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