# **Energy performance certificate (EPC)**

71 Halfpenny Gate Road Moira CRAIGAVON BT67 0HP Energy rating

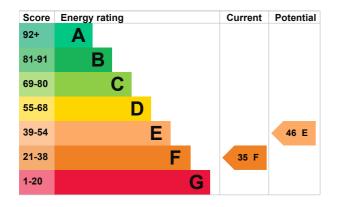
Valid until:	22 May 2033
Certificate	0310-2727-6250-2027-
number:	4745

Property type	Detached house
Total floor area	104 square metres

### **Energy rating and score**

This property's energy rating is F. It has the potential to be E.

<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	Granite or whinstone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 75 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 330 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend £2,941 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 £610 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 environmental impact rating is F. 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	9.0 tonnes of CO2	
This property's potential production	7.3 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. Increase hot water cylinder insulation	£15 - £30	£122
3. Low energy lighting	£55	£135
4. Hot water cylinder thermostat	£200 - £400	£55
5. Heating controls (room thermostat)	£350 - £450	£161
6. Heat recovery system for mixer showers	£585 - £725	£41
7. Floor insulation (solid floor)	£4,000 - £6,000	£115
8. Solar water heating	£4,000 - £6,000	£128
9. Solar photovoltaic panels	£3,500 - £5,500	£628
10. Wind turbine	£15,000 - £25,000	£1,318

#### 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	Beth Brady
Telephone	07858629696
Email	info@epcni.net

### Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd
EES/026949
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No related party
23 May 2023
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RdSAP