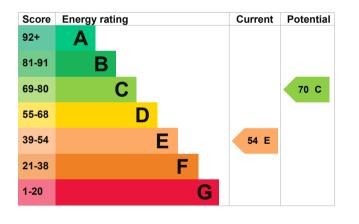
Energy performance certificate (EPC)				
33 Ferndale CLOGHER BT76 0AS	Energy rating	Valid until: 12 July 2033 Certificate number: 2837-4523-1200-0277-8292		
Property type	Semi-detached house			
Total floor area		87 square metres		

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 279 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,771 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 £538 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 produces 6.2 tonnes of CO2 This property's current environmental impact rating is E. It has the potential to be D. This property's potential 4.1 tonnes of CO2 production Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they You could improve this property's CO2 produce each year. CO2 harms the environment. emissions by making the suggested changes. This will help to protect the environment. **Carbon emissions** These ratings are based on assumptions about An average household 6 tonnes of CO2 average occupancy and energy use. People produces living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Hot water cylinder thermostat	£200 - £400	£29
2. Heating controls (room thermostat and TRVs)	£350 - £450	£241
3. Heat recovery system for mixer showers	£585 - £725	£33
4. Condensing boiler	£2,200 - £3,000	£182
5. Replacement glazing units	£1,000 - £1,400	£54
6. Solar water heating	£4,000 - £6,000	£54
7. Solar photovoltaic panels	£3,500 - £5,500	£601

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
Telephone
Email

Colin Craig 07515363444 c.l.craig@hotmail.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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/005568 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 13 July 2023 13 July 2023 RdSAP