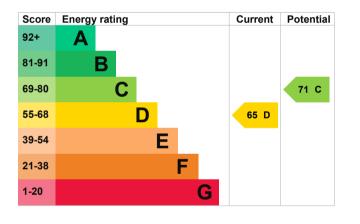
Energy performance certificate (EPC)				
50, Fruitvalley Road Ballyward CASTLEWELLAN BT31 9RE	Energy rating	Valid until: 8 December 2024 Certificate number: 0669-3914-0272-6394-4900		
Property type	Detached house			
Total floor area		252 square metres		

Energy rating and score

This property's current energy rating is D. 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	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in 22% of fixed outlets	Poor
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 154 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,011 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 £364 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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	9.1 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be D.		This property's potential production	7.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the environment.	
An average household 6 produces	tonnes of CO2	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. Low energy lighting	£125	£62
2. Floor insulation (suspended floor)	£800 - £1,200	£47
3. Condensing boiler	£2,200 - £3,000	£112
4. Solar water heating	£4,000 - £6,000	£65
5. Replacement glazing units	£1,000 - £1,400	£76
6. Solar photovoltaic panels	£5,000 - £8,000	£253
7. Wind turbine	£15,000 - £25,000	£517

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

Trevor Kerr 07743 939449 trevor@epcservices.info

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 ECMK ECMK280005 0333 123 1418 info@ecmk.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 6 December 2014 9 December 2014 RdSAP