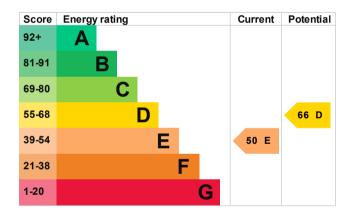
Energy performance certificate (EPC)						
8 Grove Way Moygashel DUNGANNON BT71 7RX	Energy rating	Valid until:	14 September 2033			
		Certificate number:	9242-0056-7281-1577-5214			
Property type	Semi-detached house					
Total floor area		90 square metr	es			

Energy rating and score

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

<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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
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	Very poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 269 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,185 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 £668 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	6.0 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	4.0 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. This will help to protect the environment.	
Carbon emissions		These ratings are based on	•
An average household produces	6 tonnes of CO2	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	£84
2. Increase hot water cylinder insulation	£15 - £30	£58
3. Low energy lighting	£15	£38
4. Hot water cylinder thermostat	£200 - £400	£36
5. Heating controls (room thermostat and TRVs)	£350 - £450	£283
6. Condensing boiler	£2,200 - £3,000	£168
7. Floor insulation (solid floor)	£4,000 - £6,000	£103
8. Solar water heating	£4,000 - £6,000	£87
9. Solar photovoltaic panels	£3,500 - £5,500	£622

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 nam	е
Telephone	
Email	

Patrick Maguire 07800566263 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 Assessor's ID Telephone Email Stroma Certification Ltd STRO002691 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 14 September 2023 15 September 2023 RdSAP