

# Energy performance certificate (EPC)

8, McCandless Terrace  
Dromara  
DROMORE  
BT25 2PY

Energy rating

**D**

Valid until: **23 November 2026**

Certificate number: **2449-9949-0229-6776-9994**

Property type

Mid-terrace house

Total floor area

55 square metres

## Energy rating and score

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

[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

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 75 <b>C</b> |
| 55-68 | <b>D</b>      | 62 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

## 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, no insulation (assumed) | Poor    |
| Roof                 | Pitched, 150 mm loft insulation                | Good    |
| Window               | Fully double glazed                            | Good    |
| Main heating         | Boiler and radiators, oil                      | Average |
| Main heating control | Programmer, room thermostat and TRVs           | Good    |
| Hot water            | From main system                               | Average |
| Lighting             | Low energy lighting in 50% of fixed outlets    | Good    |
| 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 256 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

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## How this affects your energy bills

An average household would need to spend **£591 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 £201 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 3.6 tonnes of CO<sub>2</sub>

This property's potential production 2.3 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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## Changes you could make

| Step                               | Typical installation cost | Typical yearly saving |
|------------------------------------|---------------------------|-----------------------|
| 1. Cavity wall insulation          | £500 - £1,500             | £95                   |
| 2. Low energy lighting             | £20                       | £16                   |
| 3. High performance external doors | £1,000                    | £16                   |
| 4. Condensing boiler               | £2,200 - £3,000           | £75                   |
| 5. Floor insulation (solid floor)  | £4,000 - £6,000           | £22                   |
| 6. Solar water heating             | £4,000 - £6,000           | £45                   |
| 7. Solar photovoltaic panels       | £5,000 - £8,000           | £262                  |
| 8. Wind turbine                    | £15,000 - £25,000         | £552                  |

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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## 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 | Thomas Mccrudden                                     |
| Telephone       | 02890740900  |
| Email           | <a href="mailto:cm@meapro.co.uk">cm@meapro.co.uk</a> |

### 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        | STRO005723   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 24 November 2016      |
| Date of certificate    | 24 November 2016      |
| Type of assessment     | <a href="#">RdSAP</a> |

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