English | [Cymraeg](#)

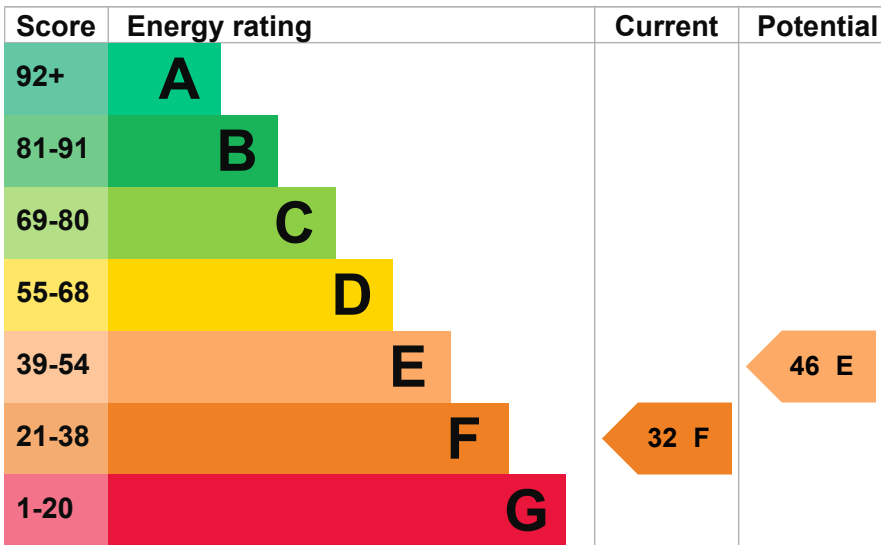# Energy performance certificate (EPC)

| 312<br>Glassdrumman Road<br>Annalong<br>BT34 4QJ | Energy rating<br>**F** | Valid until: | **18 July 2033** |
|---|---|---|---|
| | | Certificate number: | **9686-3006-4203-9757-0200** |

| Property type | Detached bungalow |
|---|---|
| Total floor area | 81 square metres |

## Energy rating and score

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

[See how to improve this property's energy efficiency](#).

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 46 E |
| 21-38 | F | 32 F | |
| 1-20 | G | | |

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) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Pitched, insulated (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, coal | Poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 33% of fixed outlets | Average |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | None | N/A |

## Primary energy use

The primary energy use for this property per year is 495 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

## 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 **£3,823 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 £967 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 G. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide ($CO_2$) they produce each year.

## Carbon emissions

| | |
| --- | --- |
| **An average household produces** | 6 tonnes of $CO_2$ |
| **This property produces** | 15.0 tonnes of $CO_2$ |
| **This property's potential production** | 1.3 tonnes of $CO_2$ |

You could improve this property's $CO_2$ 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

▶ [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

| | |
|---|---|
| **Typical installation cost** | £100 - £350 |
| **Typical yearly saving** | £77 |
| **Potential rating after completing step 1** | 34 F |

## Step 2: Low energy lighting

| | |
|---|---|
| **Typical installation cost** | £20 |
| **Typical yearly saving** | £64 |
| **Potential rating after completing steps 1 and 2** | 34 F |

## Step 3: Biomass stove with boiler

| | |
|---|---|
| **Typical installation cost** | £7,000 - £13,000 |
| **Typical yearly saving** | £825 |
| **Potential rating after completing steps 1 to 3** | 46 E |

## Step 4: Floor insulation (solid floor)

| | |
|---|---|
| **Typical installation cost** | £4,000 - £6,000 |
| **Typical yearly saving** | £123 |
| **Potential rating after completing steps 1 to 4** | 48 E |

## Step 5: Solar water heating

| | |
|---|---|
| **Typical installation cost** | £4,000 - £6,000 |
| **Typical yearly saving** | £226 |
| **Potential rating after completing steps 1 to 5** | 52 E |

## Step 6: Internal or external wall insulation

| | |
|---|---|
| **Typical installation cost** | £4,000 - £14,000 |
| **Typical yearly saving** | £567 |

| **Potential rating after completing steps 1 to 6** | 63 D |
|---|---|

## Step 7: Solar photovoltaic panels, 2.5 kWp

| **Typical installation cost** | £3,500 - £5,500 |
|---|---|
| **Typical yearly saving** | £644 |
| **Potential rating after completing steps 1 to 7** | 74 C |

## Step 8: Wind turbine

| **Typical installation cost** | £15,000 - £25,000 |
|---|---|
| **Typical yearly saving** | £1,313 |
| **Potential rating after completing steps 1 to 8** | 96 A |

## 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). 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** | Carleen Branagan |
|---|---|
| **Telephone** | 07756 897853 |
| **Email** | carleenbranagan@hotmail.com |

## Contacting the accreditation scheme

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

| **Accreditation scheme** | Elmhurst Energy Systems Ltd |
|---|---|
| **Assessor's ID** | EES/020444 |
| **Telephone** | 01455 883 250 |
| **Email** | enquiries@elmhurstenergy.co.uk |

## About this assessment

| **Assessor's declaration** | No related party |
|---|---|

| Date of assessment | 18 July 2023 |
|---|---|
| Date of certificate | 19 July 2023 |
| Type of assessment | ▶ RdSAP |

# Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help)     Accessibility (/accessibility-statement)     Cookies (/cookies)

Give feedback (https://forms.office.com/e/hUnC3Xq1T4)     Service performance (/service-performance)

**OGL**

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