

# Energy performance certificate (EPC)

26 Loup Road Moneymore MAGHERAFELT BT45 7SN	Energy rating	Valid until: <b>19 December 2026</b>
	<b>C</b>	Certificate number: <b>9236-0932-6839-2931-0992</b>

Property type	Detached house
Total floor area	228 square metres

## Energy rating and score

This property's energy rating is C. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Walls	Average thermal transmittance 0.28 W/m <sup>2</sup> K	Good
Roof	Average thermal transmittance 0.13 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.23 W/m <sup>2</sup> K	Good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 36% of fixed outlets	Average
Air tightness	Air permeability 17.0 m <sup>3</sup> /h.m <sup>2</sup> (assessed average)	Poor
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 128 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£1,522 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 £48 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.

## Impact on the environment

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

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>**

This property produces **6.9 tonnes of CO<sub>2</sub>**

This property's potential production **6.8 tonnes of CO<sub>2</sub>**

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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£70	£48
2. Solar water heating	£4,000 - £6,000	£66
3. Solar photovoltaic panels	£9,000 - £14,000	£248
4. Wind turbine	£1,500 - £4,000	£88

### 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.

## 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	Tanya Kelly
Telephone	028 7964 4344
Email	<a href="mailto:tanya@kellyproperties.co.uk">tanya@kellyproperties.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	STRO000638
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	Owner or Director of the organisation dealing with the property transaction
Date of assessment	19 December 2016
Date of certificate	20 December 2016
Type of assessment	<a href="#">SAP</a>