# **Energy performance certificate (EPC)**

19 Grove Way Moygashel DUNGANNON BT71 7RX Energy rating

Valid until: 2 August 2034

Certificate number:

Semi-detached house

0310-2012-8480-2604-4051

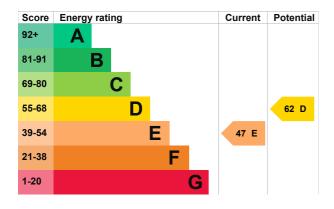
Property type

Total floor area 87 square metres

# **Energy rating and score**

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

<u>See how to improve this property's energy 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, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Poor
Main heating control	Programmer, no room thermostat	Very poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 306 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £2,009 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 £473 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 E. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	6.5 tonnes of CO2		
This property's potential production	4.7 tonnes of CO2		

You could improve this property's CO2 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. Increase hot water cylinder insulation	£15 - £30	£40
2. Hot water cylinder thermostat	£200 - £400	£22
3. Heating controls (room thermostat and TRVs)	£350 - £450	£144
4. Floor insulation (suspended floor)	£800 - £1,200	£172
5. Condensing boiler	£2,200 - £3,000	£95
6. Solar water heating	£4,000 - £6,000	£67
7. Solar photovoltaic panels	£3,500 - £5,500	£484

#### 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	Patrick Edward Maguire
Telephone	07800 566 263
Email	patepc@live.com

### **Contacting the accreditation scheme**

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

Elmhurst Energy Systems Ltd	
EES/006622	
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No related party	
2 August 2024	
3 August 2024	
RdSAP	