

Energy performance certificate (EPC)

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|---|---------------|---|
| 8 Blackwater Manor DUNGANNON BT71 6WY | Energy rating | Valid until: 15 October 2027 |
| | B | Certificate number: 9469-2945-0370-7003-0944 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 101 square metres |

Energy rating and score

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

[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 | 84 B | 84 B |
| 69-80 | 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 0.21 W/m ² K | Very good |
| Roof | Average thermal transmittance 0.11 W/m ² K | Very good |
| Floor | Average thermal transmittance 0.16 W/m ² K | Very good |
| Windows | High performance glazing | Very good |
| Main heating | Boiler and radiators, oil | Good |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Air tightness | Air permeability 3.4 m ³ /h.m ² (as tested) | Good |
| Secondary heating | Room heaters, wood logs | N/A |

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 91 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£374 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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 B. It has the potential to be B.

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 **2.1 tonnes of CO₂**

This property's potential production **2.1 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating | £4,000 - £6,000 | £39 |
| 2. Solar photovoltaic panels | £9,000 - £14,000 | £270 |

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.

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|-----------------|--|
| Assessor's name | Robert McFarland |
| Telephone | 08700 850490 |
| Email | enquiries@elmhurstenergy.co.uk |

Contacting the accreditation scheme

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

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/007162 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---------------------|
| Assessor's declaration | No related party |
| Date of assessment | 16 October 2017 |
| Date of certificate | 16 October 2017 |
| Type of assessment | SAP |