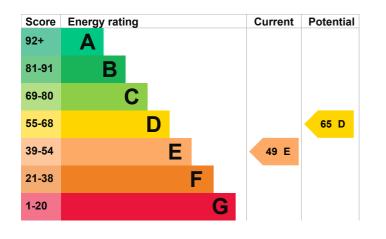
Energy performance certificate (EPC)			
144 Killysorrell Road Blackskull DROMORE BT25 1LD	Energy rating	Valid until:	17 January 2032
		Certificate number:	2916-7417-2658-1193-0952
Property type	S	Semi-detached house	9
Total floor area	9	1 square metres	

Energy rating and score

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

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

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, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 287 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,052 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 £296 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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 D.

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	6 tonnes of CO2
produces	

This property produces6.7 tonnes of CO2This property's potential
production4.6 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. Hot water cylinder thermostat	£200 - £400	£20
2. Heating controls (room thermostat)	£350 - £450	£66
3. Floor insulation (suspended floor)	£800 - £1,200	£34
4. High performance external doors	£1,500	£26
5. Condensing boiler	£2,200 - £3,000	£149
6. Solar water heating	£4,000 - £6,000	£38
7. Solar photovoltaic panels	£3,500 - £5,500	£330

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	Ronnie Watson
Telephone	07925226876
Email	ronnie@eassni.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK302219	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	17 January 2022	
Date of certificate	18 January 2022	
Type of assessment	RdSAP	