## **Energy performance certificate (EPC)**

19a Perry Street DUNGANNON BT71 6AJ

Energy rating

Valid until: 28 November 2034

Certificate number:

9300-2051-6490-2624-6411

Property type

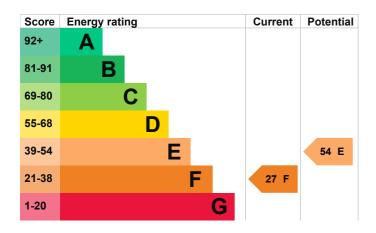
Top-floor maisonette

Total floor area 159 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.



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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), ceiling insulated	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	(other premises below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 359 kilowatt hours per square metre (kWh/m2).

#### **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 £3,713 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 £1,465 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 F. 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.

# This property produces 14.0 tonnes of CO2 This property's potential 8.4 tonnes of CO2 production

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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£30
2. Low energy lighting	£40	£77
3. Heating controls (room thermostat and TRVs)	£350 - £450	£533
4. Room-in-roof insulation	£1,500 - £2,700	£582
5. Condensing boiler	£2,200 - £3,000	£243
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£58
7. Internal or external wall insulation	£4,000 - £14,000	£335

#### 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.

EES/006622
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
29 November 2024
29 November 2024
RdSAP