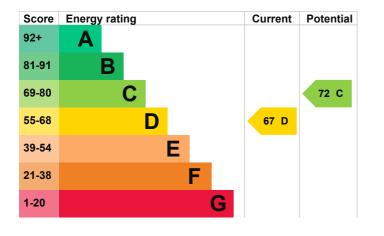
Energy performance certificate (EPC)				
7 Willowtree Manor Lurgan CRAIGAVON BT66 7FY	Energy rating	Valid until:	23 February 2035	
		Certificate number:	2107-4813-5160-1936-6611	
Property type	S	Semi-detached house	9	
Total floor area	9	1 square metres		

## **Energy rating and score**

This property's energy rating is D. 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.

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, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (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 172 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£971 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 £139 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 (CO2) they produce each year.

#### **Carbon emissions**

An average household 6 tonnes of CO2 produces

This property produces3.9 tonnes of CO2This property's potential<br/>production3.3 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. Party wall insulation	£300 - £600	£56
2. Heating controls (zone control)	£350 - £450	£38
3. Condensing boiler	£2,200 - £3,000	£45
4. Solar water heating	£4,000 - £6,000	£56
5. Solar photovoltaic panels	£3,500 - £5,500	£412

# 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	Ryan Reavie
Telephone	07858000208
Email	<u>ryan@hannath.com</u>

#### 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	ECMK306021
Telephone	0333 123 1418
Email	info@ecmk.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	24 February 2025	
Date of certificate	24 February 2025	
Type of assessment	RdSAP	