Energy performance certificate (EPC) 40 Ashbourne Castledawson MAGHERAFELT BT45 8HP Energy rating Certificate number: 0380-2585-1270-2697-2401

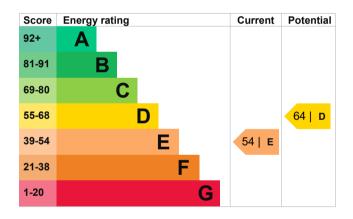
Property type Detached house

Total floor area 137 square metres

Energy efficiency rating for this property

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

<u>See how to improve this property's energy performance</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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|----------------------|--------------------------------------------|-----------|
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | No low energy lighting | Very poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m2).

| Environmental | impact | of | this |
|----------------------|--------|----|------|
| property | • | | |

This property's current 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. CO2 harms the environment.

An average household 6 tonnes of CO2 produces

This property produces 7.7 tonnes of CO2

This property's potential 6.1 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Low energy lighting | £90 | £156 |
| 2. Hot water cylinder thermostat | £200 - £400 | £48 |
| 3. Heating controls (room thermostat) | £350 - £450 | £152 |
| 4. Condensing boiler | £2,200 - £3,000 | £240 |
| 5. Floor insulation (solid floor) | £4,000 - £6,000 | £150 |
| 6. Solar water heating | £4,000 - £6,000 | £96 |
| 7. Solar photovoltaic panels | £3,500 - £5,500 | £617 |

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| Estimated yearly energy cost for this property | £2590 |
|------------------------------------------------------|-------|
| Potential saving if you complete every step in order | £597 |

The estimated cost shows how much the average household would spend in this property

for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Harri Molloy
Telephone 01495 234 300

Email <u>epcquery@vibrantenergymatters.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/024617 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 15 March 2023
Date of certificate 16 March 2023

Type of assessment RdSAP