

Energy performance certificate (EPC)

28 MARLODGE DRIVE
MONEYREA
MONEYREAGH
BT23 6DB

Energy rating

E

Valid until:

2 February 2031

Certificate
number:

2544-1419-0294-4209-1321

Property type

Semi-detached house

Total floor area

94 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	50 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 260 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain
- Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend **£1,121 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 £294 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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 produces 6 tonnes of CO₂

This property produces 5.9 tonnes of CO₂

This property's potential production is 4.4 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£31
2. Low energy lighting	£40	£51
3. Hot water cylinder thermostat	£200 - £400	£18
4. Heating controls (room thermostat and TRVs)	£350 - £450	£152
5. Floor insulation (suspended floor)	£800 - £1,200	£43
6. Solar water heating	£4,000 - £6,000	£48
7. Solar photovoltaic panels	£3,500 - £5,500	£339

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.

Assessor's name	Peter Bennett
Telephone	07779578947
Email	peter@peterbennettphotography.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	ECMK300515
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	3 February 2021
Date of certificate	3 February 2021
Type of assessment	RdSAP
