# Energy performance certificate (EPC)

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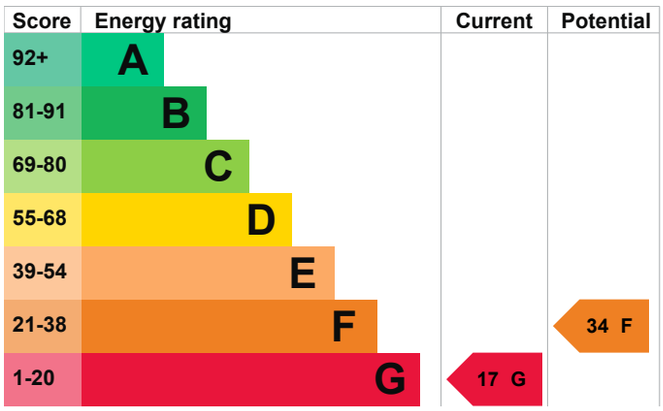
|---|---|---|---|
| 26 BOVEEDY ROAD<br>KILREA<br>BT51 5XU | Energy rating<br>**G** | Valid until: | **23 November 2030** |
| | | Certificate number: | **9340-2904-2090-2720-6115** |

| | |
|---|---|
| Property type | Detached house |
| Total floor area | 234 square metres |

## Energy rating and score

This property's energy rating is G. It has the potential to be F.

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 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, wood logs | Average |
| Main heating control | No time or thermostatic control of room temperature | Very poor |
| Hot water | From main system, no cylinder thermostat | Very poor |
| Lighting | No low energy lighting | Very poor |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | N/A |

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass main heating

## Primary energy use

The primary energy use for this property per year is 479 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£5,188 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 £1,429 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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 C.

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 | 7.3 tonnes of CO2 |
| This property's potential production | 5.1 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. Cavity wall insulation** | £500 - £1,500 | £290 |
| **2. Insulate hot water cylinder with 80 mm jacket** | £15 - £30 | £286 |
| **3. Draught proofing** | £80 - £120 | £145 |
| **4. Low energy lighting** | £60 | £96 |
| **5. Heating controls (programmer, thermostat, TRVs)** | £350 - £450 | £437 |
| **6. Floor insulation (suspended floor)** | £800 - £1,200 | £175 |
| **7. Solar water heating** | £4,000 - £6,000 | £142 |
| **8. Replace single glazed windows with low-E double glazed windows** | £3,300 - £6,500 | £263 |
| **9. Internal wall insulation** | £4,000 - £14,000 | £1,185 |
| **10. Solar photovoltaic panels** | £3,500 - £5,500 | £303 |
| **11. Wind turbine** | £15,000 - £25,000 | £669 |

# 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.

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|---|---|
| Assessor's name | Aiden McErlain |
| Telephone | 07711951258 |
| Email | assessepc@aol.com |

## Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/020055 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 24 November 2020 |
| Date of certificate | 24 November 2020 |
| Type of assessment | RdSAP |