# Energy performance certificate (EPC) 25 Millrace Drive Moneymore MAGHERAFELT BT45 7TJ Energy rating Valid until: 23 August 2033 Certificate number: 0037-7628-9200-0534-9226

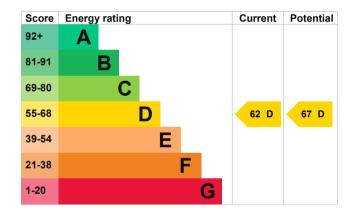
Property type Semi-detached house

Total floor area 99 square metres

# **Energy rating and score**

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

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

#### 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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

#### Primary energy use

The primary energy use for this property per year is 205 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,535 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 £207 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	5.6 tonnes of CO2	
This property's potential production	4.9 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. Low energy lighting	£20	£39
2. Condensing boiler	£2,200 - £3,000	£168
3. Solar water heating	£4,000 - £6,000	£71
4. Solar photovoltaic panels	£3,500 - £5,500	£615

#### Help 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.

#### 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 Shaun Burns
Telephone 0845 0946261

Email <u>shaun@burnshomes.co.uk</u>

#### Contacting the accreditation scheme

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

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor's ID EES/005828
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Owner or Director of the organisation dealing with the

property transaction

Date of assessment 24 August 2023
Date of certificate 24 August 2023

Type of assessment RdSAP