

Energy performance certificate (EPC)

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|--|---------------------------|--|
| Apartment 4 12-14 Main Street Tobermore MAGHERAFELT BT45 5PN | Energy rating E | Valid until: 7 August 2032 <hr/> Certificate number: 2286-3457-1026-7851-5117 |
|--|---------------------------|--|

Property type
End-terrace bungalow

Total floor area
71 square metres

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 57 D |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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 | Pitched, 100 mm loft insulation | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, LPG | Poor |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, limited insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

3.7 tonnes of CO2

This property's potential production

2.6 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.1 tonnes per year. 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 performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (40) to D (57).

► [Do I need to follow these steps in order?](#)



Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£79

Potential rating after completing step 1

44 | E

Step 2: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£54

Potential rating after completing steps 1 and 2

47 | E

Step 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£154

Potential rating after completing steps 1 to 3

55 | D

Step 4: Flue gas heat recovery device in conjunction with boiler

Flue gas heat recovery

Typical installation cost

£400 - £900

Typical yearly saving

£21

Potential rating after completing steps 1 to 4

57 | D

Step 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£44

Potential rating after completing steps 1 to 5

59 | D

Step 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£342

Potential rating after completing steps 1 to 6

71 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1132

Potential saving

£309

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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

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

Declan Diamond

Telephone07921002828

Emaildeclandiamond@hotmail.com

Accreditation scheme contact details**Accreditation scheme**ECMK

Assessor IDECMK300674

Telephone0333 123 1418

Emailinfo@ecmk.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment8 August 2022

Date of certificate8 August 2022

Type of assessment[▶ RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.