# Energy performance certificate (EPC) 1 Sycamore Drive MAGHERA BT46 5HE Energy rating Valid until: 21 August 2033 Certificate number: 2202-1115-6297-9660-7513 Detached house

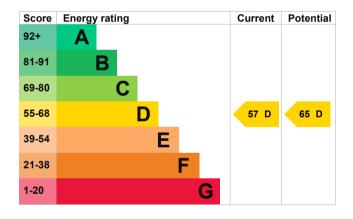
Total floor area

171 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, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

### Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £2,659 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 £468 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 E.

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	10.0 tonnes of CO2	
This property's potential production	8.3 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. Heating controls (room thermostat and TRVs)	£350 - £450	£266
2. Floor insulation (suspended floor)	£800 - £1,200	£203
3. Solar water heating	£4,000 - £6,000	£174
4. Solar photovoltaic panels	£3,500 - £5,500	£598

### 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 Declan Diamond Telephone 07921002828

Email <u>declandiamond@hotmail.com</u>

### 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
 ECMK300674

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

### About this assessment

Assessor's declaration No related party
Date of assessment 14 August 2023
Date of certificate 22 August 2023

Type of assessment RdSAP