## **Energy performance certificate (EPC)**

32 Irwin Place Donaghcloney CRAIGAVON BT66 7LN Energy rating

Valid until: 22 February 2032

Certificate number: 4432-0722-1100-0787-3226

Property type

Mid-terrace house

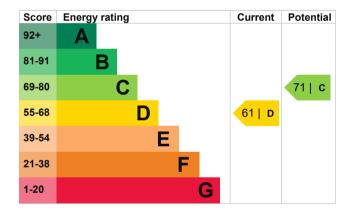
Total floor area

66 square metres

# Energy efficiency rating for this property

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

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



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, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 225 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	3.9 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	2.8 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.1 tonnes per year. This will help to protect the environment.	
Properties with an A rating than G rated properties.	produce less CO2	Environmental impact ratio	go are beard on
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people lives.	e occupancy and reflect how energy is

### How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (61) to C (71).

Recommendation	Typical installation cost	Typical yearly saving
1. High performance external doors	£1,000	£15
2. Condensing boiler	£2,200 - £3,000	£129
3. Floor insulation (solid floor)	£4,000 - £6,000	£19
4. Solar water heating	£4,000 - £6,000	£37
5. Solar photovoltaic panels	£3,500 - £5,500	£332

#### Paying for energy improvements

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

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£597	
Potential saving	£143	

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

#### 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 John Mullan Telephone 07876702698

Email johnnymullan@hotmail.co.uk

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/020520 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

No related party
23 February 2022
23 February 2022

Type of assessment RdSAP