

Energy performance certificate (EPC)

15, Brewery Heights
Donaghmore
DUNGANNON
BT70 3EJ

Energy rating

E

Valid until: **12 May 2030**

Certificate number: **0275-2907-0057-2690-3135**

Property type **Semi-detached bungalow**

Total floor area **122 square metres**

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	46 E	
21-38	F		
1-20	G		

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), ceiling insulated	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, coal	Poor
Main heating control	Programmer, no room thermostat	Very poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 304 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,620 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 £432 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 F. 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.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **11.0 tonnes of CO₂**

This property's potential production **8.7 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. Increase hot water cylinder insulation	£15 - £30	£29
2. Low energy lighting	£35	£48
3. Heating controls (room thermostat and TRVs)	£350 - £450	£73
4. Room-in-roof insulation	£1,500 - £2,700	£140
5. Condensing boiler	£2,200 - £3,000	£141
6. Floor insulation (solid floor)	£4,000 - £6,000	£76
7. Solar water heating	£4,000 - £6,000	£45
8. Solar photovoltaic panels	£3,500 - £5,500	£303

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	Patrick Maguire
Telephone	07800566263
Email	patepc@live.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002691
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	13 May 2020
Date of certificate	13 May 2020
Type of assessment	RdSAP