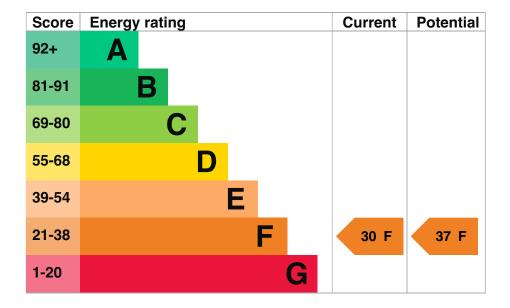
Energy performance certificate (EPC) 108, Doagh Road Glen East, Garrison ENNISKILLEN BT93 4DD Energy rating Valid until: 5 February 2033 Certificate number: 0530-2006-8620-2807-8161 Property type Detached house 85 square metres

Energy rating and score

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

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

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
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 22% of fixed outlets	Poor
Floor	Solid, 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 430 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,565 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 £204 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 environmental impact rating is F. It has the potential to be F.

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	10.0 tonnes of CO2
This property's potential production	9.2 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	£23
2. Low energy lighting	£35	£51
3. Heating controls (room thermostat and TRVs)	£350 - £450	£129
4. Floor insulation (solid floor)	£4,000 - £6,000	£61
5. Solar water heating	£4,000 - £6,000	£105
6. Internal or external wall insulation	£4,000 - £14,000	£477
7. Solar photovoltaic panels	£3,500 - £5,500	£335
8. Wind turbine	£15,000 - £25,000	£730

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 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

Date of certificate

No related party
6 February 2023
6 February 2023

Type of assessment RdSAP