English Cymraeg

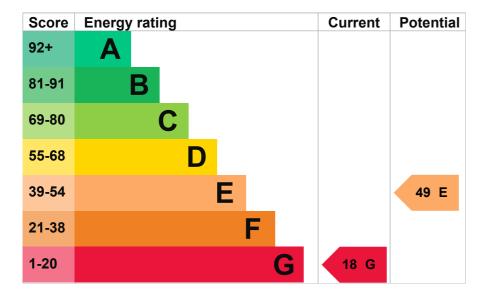
# **Energy performance certificate (EPC)**

Property type		Detached hous	
96 Kilrea Road Upperlands MAGHERA BT46 5SB	Energy rating	Valid until:	18 December 2034 2126-6511-9611-0599-3114

### **Energy rating and score**

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

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.

20/12/2024, 09:13

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Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
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 395 kilowatt hours per square metre (kWh/m2).

#### About primary energy use

## How this affects your energy bills

An average household would need to spend £9,856 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 £4,223 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 G. 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	44.0 tonnes of CO2
This property's potential production	25.4 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

Do I need to follow these steps in order?

### Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£547
Potential rating after completing step 1	21 F

### Step 2: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£361
Potential rating after completing steps 1 and 2	23 F

### Step 3: Low energy lighting

Typical installation cost	£100
Typical yearly saving	£169
Potential rating after completing steps 1 to 3	23 F

### Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£978
Potential rating after completing steps 1 to 4	30 F

### Step 5: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£536
Potential rating after completing steps 1 to 5	34 F

#### Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£1,632

#### Potential rating after completing steps 1 to 6

10 E

### 49 E Step 7: Double glazed windows Replace single glazed windows with low-E double glazed windows £3,300 - £6,500 Typical installation cost £427 Typical yearly saving Potential rating after completing steps 1 to 7 53 E Step 8: Internal or external wall insulation **Typical installation cost** £4,000 - £14,000 Typical yearly saving £1,598 Potential rating after completing steps 1 to 8 67 D Step 9: Solar photovoltaic panels, 2.5 kWp £3,500 - £5,500 Typical installation cost Typical yearly saving £438 Potential rating after completing steps 1 to 9 71 C Step 10: Wind turbine Typical installation cost £15,000 - £25,000 Typical yearly saving £934 Potential rating after completing steps 1 to 10 77 C

## 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	declandiamond@hotmail.com

#### Contacting the accreditation scheme

20/12/2024, 09:13

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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	19 December 2024
Date of certificate	19 December 2024
Type of assessment	► <u>RdSAP</u>

## 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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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