

Energy performance certificate (EPC)

96 Kilrea Road Upperlands MAGHERA BT46 5SB	Energy rating	Valid until: 18 December 2034
	G	Certificate number: 2126-6511-9611-0599-3114

Property type	Detached house
Total floor area	390 square metres

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F		
1-20	G	18 G	

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	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 CO ₂
This property produces	44.0 tonnes of CO ₂
This property's potential production	25.4 tonnes of CO ₂

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**49 E****Step 7: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£427

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****Typical installation cost**

£3,500 - £5,500

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

Emaildeclandiamond@hotmail.com**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	19 December 2024
Date of certificate	19 December 2024
Type of assessment	▶ RdSAP

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

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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