Energy performance certificate (EPC)

Certificate contents

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93 Ballylone Road
BALLYNAHINCH
BT24 8XX

Energy rating
E

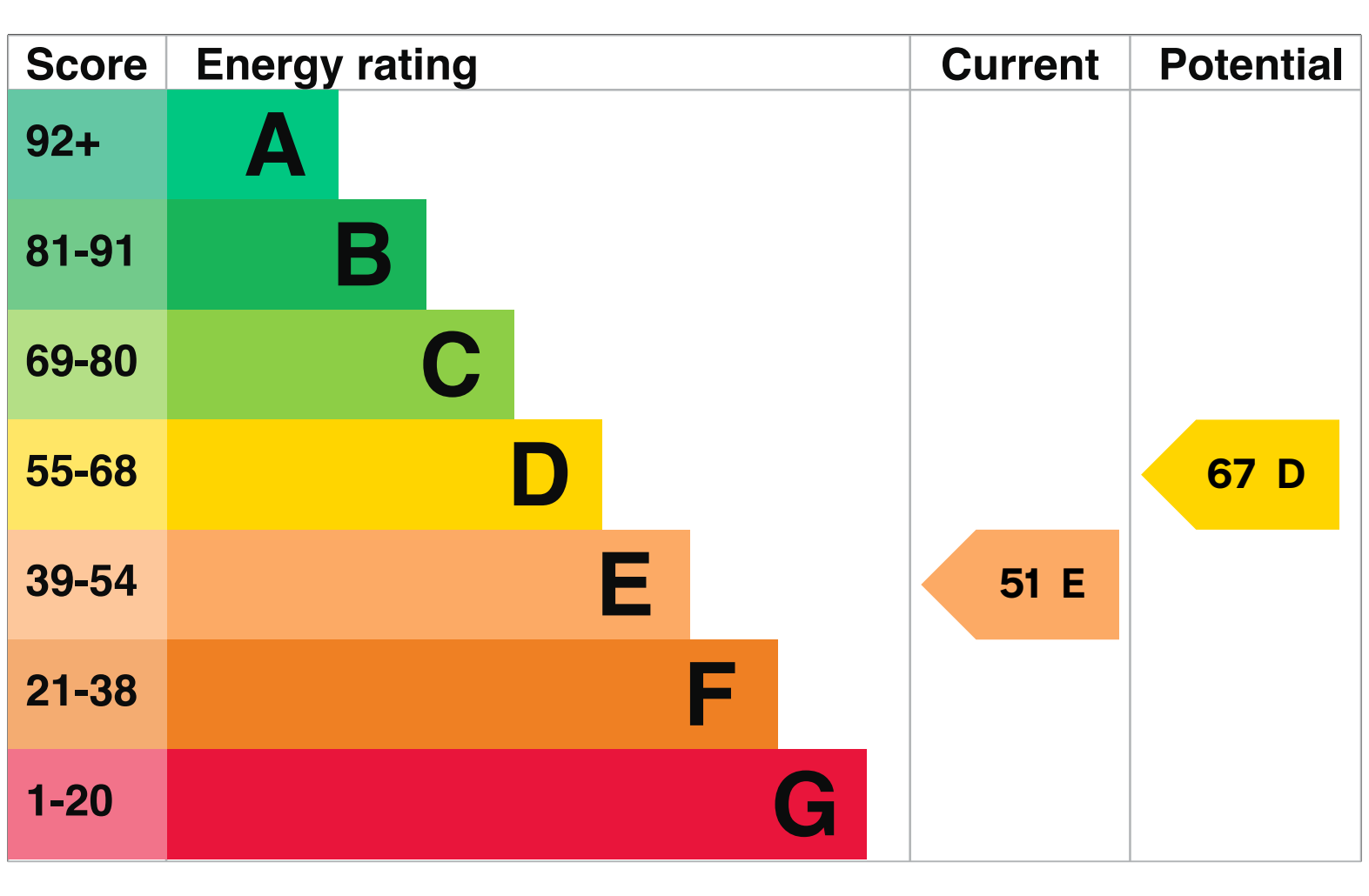
Valid until	Certificate number
31 October 2033	**9370-2309-4390-2807-0185**

Property type	Detached bungalow
Total floor area	140 square metres

Energy rating and score

This property’s current 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

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, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, anthracite	N/A

Primary energy use

The primary energy use for this property per year is 238 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£2,391 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 £749 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 current environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	9.2 tonnes of CO2
This property’s potential production	6.4 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.

Changes you could make

▶ 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	£113
Potential rating after completing step 1	53 E

Step 2: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£60
Potential rating after completing steps 1 and 2	54 E

Step 3: High performance external doors

Typical installation cost	£2,000
Typical yearly saving	£65
Potential rating after completing steps 1 to 3	55 D

Step 4: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£510
Potential rating after completing steps 1 to 4	67 D

Step 5: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£51
Potential rating after completing steps 1 to 5	68 D

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£69
Potential rating after completing steps 1 to 6	70 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£640
Potential rating after completing steps 1 to 7	77 C

Step 8: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£1,313
Potential rating after completing steps 1 to 8	92 A

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme. 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	Andrew McCallin
Telephone	02890 430911
Email	andrew.mccallin@aol.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor’s ID	EES/005216
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor’s declaration	No related party
Date of assessment	1 November 2023
Date of certificate	1 November 2023
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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.