Energy performance certificate (EPC)

59 Main Street Markethill ARMAGH BT60 1PH	Energy rating **F**	Valid until:	**23 January 2033**
		Certificate number:	**2147-3023-7209-1677-4204**

Property type

Mid-terrace house

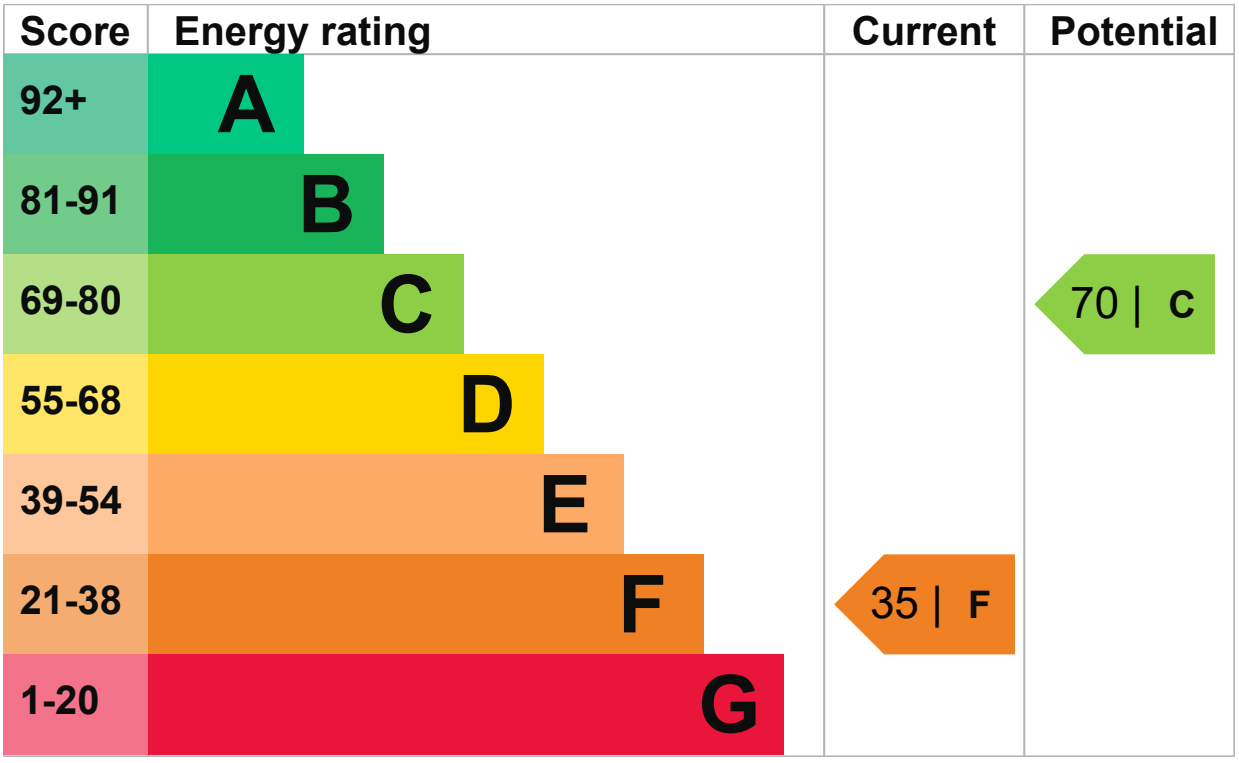
Total floor area

65 square metres

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 10% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 406 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Cavity fill is recommended

- Stone walls present, not insulated

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

6.8 tonnes of CO2

This property's potential production

3.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 3.7 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (35) to C (70).

▶ Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£42

Potential rating after completing step 1

37 | F

Step 2: Low energy lighting

Typical installation cost

£45

Typical yearly saving

£55

Potential rating after completing steps 1 and 2

38 | F

Step 3: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£31

Potential rating after completing steps 1 to 3

40 | E

Step 4: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£84

Potential rating after completing steps 1 to 4

43 | E

Step 5: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£294

Potential rating after completing steps 1 to 5

59 | D

Step 6: Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£23

Potential rating after completing steps 1 to 6

60 | D

Step 7: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£169

Potential rating after completing steps 1 to 7

70 | C

Step 8: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£22

Potential rating after completing steps 1 to 8

71 | C

Step 9: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£39

Potential rating after completing steps 1 to 9

73 | C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£379

Potential rating after completing steps 1 to 10

85 | B

Paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£1322

Potential saving if you complete every step in order

£699

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Lisa Cairns

Telephone
07933066336

Email
lisacairns89@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/026285

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
24 January 2023

Date of certificate
24 January 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.