# Energy performance certificate (EPC)

137 MEELMORE DRIVE OMAGH BT79 7XN

Energy rating

Valid until: 29 September 2030

Certificate number: **7606-3000-4201-9600-3200** 

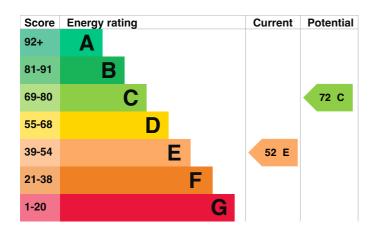
Property type Mid-terrace house

Total floor area 87 square metres

## **Energy rating and score**

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

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, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 56% of fixed outlets	Good
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 270 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £1,034 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 £410 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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 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.

This property produces	6.3 tonnes of CO2
This property's potential production	3.8 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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£29
2. Cavity wall insulation	£500 - £1,500	£60
3. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£178
4. Low energy lighting	£20	£27
5. Hot water cylinder thermostat	£200 - £400	£23
6. Heating controls (room thermostat)	£350 - £450	£45
7. Condensing boiler	£2,200 - £3,000	£48
8. Floor insulation (solid floor)	£4,000 - £6,000	£23
9. Solar water heating	£4,000 - £6,000	£45
10. Solar photovoltaic panels	£3,500 - £5,500	£307

### 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 Laird
Telephone	02882247285
Email	patricklaird59@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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023368
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
About this assessment	No valated party
Assessor's declaration	No related party
	30 September 2020
Assessor's declaration	