

Energy performance certificate (EPC)

4 DEMESNE CRESCENT
BALLYWALTER
BT22 2UE

Energy rating

D

Valid until 26 March 2031

Certificate number

0400-2962-0322-8020-3793

Property type

Detached house

Total floor area

106 square metres

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	61 D
39-54	E		
21-38	F		
1-20	G		

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.

The average energy rating and score for a property in Northern Ireland are D (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, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO₂ emissions.

For an average household	6 tonnes of CO ₂
This property produces	5.5 tonnes of CO ₂
This property's potential reduction	5.3 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.2 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (59) to D (61).

[What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£34

Potential rating after carrying out recommendation 1

60 | D

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£20

Typical yearly saving

£20

Potential rating after carrying out recommendations 1 and 2

61 | D

Recommendation 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£59

Potential rating after carrying out recommendations 1 to 3

64 | D

Recommendation 4: Gas condensing boiler

Gas condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£35

Potential rating after carrying out recommendations 1 to 4

70 | C

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£351

Potential rating after carrying out recommendations 1 to 5

79 | C

Looking for energy improvements

Find out more about [energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1036

Potential saving

£55

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It

t based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

heating use in this property

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

potential energy savings by installing insulation

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

contacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

assessor contact details

assessor's name

Kyle Carpenter

telephone

07517 235 700

mail

grahamcarpenter67@btinternet.com

accreditation scheme contact details

accreditation scheme

Elmhurst Energy Systems Ltd

assessor ID

EES/024733

telephone

01455 883 250

mail

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	26 March 2021
Date of certificate	27 March 2021
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.

There are no related certificates for this property.