

119, Castlecat Road,
Derry Keighan,
BALLYMONEY,
BT53 8AP

Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Accreditation scheme:
Assessor's name:
Assessor's accreditation number:
Employer/trading name:
Employer/trading address:

15 February 2011
16 February 2011
0661-2965-0927-9899-1955
RdSAP, existing dwelling
Elmhurst Energy Systems Ltd
Mr. Keith Acheson
EES/005450
Keith Acheson
3 Loughan Road, Coleraine,
Londonderry, BT52 1UB
No related party

Related party disclosure:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	59
E 39-54		
F 21-38		
G 1-20		
<i>Not energy efficient - higher running costs</i>		

Technical information

Main heating type and fuel: Boiler and radiators, wood pellets
Total floor area: 272 m²
Approximate energy use: 146 kWh/m² per year
Approximate CO₂ emissions: 5 kg/m² per year
Dwelling type: Detached house

Benchmark

Average for
Northern Ireland

50

The approximate energy use and CO₂ emissions are per square metre of floor area based on fuel costs for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	146 kWh/m ² per year	146 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£150 per year	£150 per year
Heating	£1,262 per year	£1,262 per year
Hot water	£324 per year	£324 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008. A copy of the certificate has been lodged on a national register.

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the preceding page. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in Northern Ireland is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.epb.dfpni.gov.uk

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Environmental Impact (CO2) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
A 92 plus	94	94
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
<i>Not environmentally friendly - higher CO2 emissions</i>		

Visit the Department of Finance and Personnel website at www.epb.dfpni.gov.uk to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.niepcregister.com

Recommended measures to improve this home's energy performance

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Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	Good	Good
Roof	Pitched, 200 mm loft insulation Roof room(s), insulated (assumed)	Good Good	Good Good
Floor	Solid, insulated (assumed)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Boiler and radiators, wood pellets	Very poor	Very good
Main heating controls	Time and temperature zone control	Very good	Very good
Secondary heating	Room heaters, wood logs	-	-
Hot water	From main system, plus solar	Average	Very good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Current energy efficiency rating		D 59	
Current environmental impact (CO₂) rating		A 94	

Low and zero carbon energy sources

The following low or zero carbon energy sources are provided for this home:

- Biomass main heating
- Biomass secondary heating
- Solar water heating

Recommendations

None

Further measures to achieve even higher standards

The measures listed below should be considered if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, planning

1 Solar photovoltaic panels, 2.5 kWp	£201	D 63	A 98
2 Wind turbine	£57	D 64	A 99
Enhanced energy efficiency rating		D 64	
Enhanced environmental impact (CO ₂) rating			A 99

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

Not applicable

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures.

Building regulations apply to most measures. Building regulations approval and planning consent may be required for some measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

1 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. It is best to obtain advice from a qualified electrician. Ask the electrician to explain the options.

2 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Wind Energy Association has up-to-date information on suppliers of small-scale wind systems and any grant that may be available. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.