

Energy performance certificate (EPC)

42 Ballypollard Road
Magheramorne
LARNE
BT40 3JA

Energy rating

G

Valid until: 7 October 2033

Certificate number: 0211-0218-6807-1349-5700

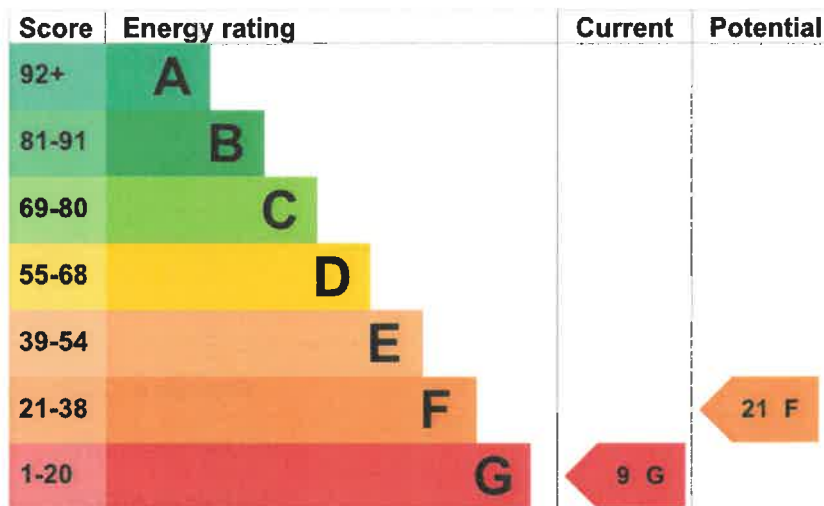
Property type Semi-detached house

Total floor area 129 square metres

Energy rating and score

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

[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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average

Feature	Description	Rating
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 546 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£4,839 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 £1,134 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 G. It has the potential to be G.

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 CO ₂
This property produces	18.7 tonnes of CO ₂
This property's potential production	14.6 tonnes of CO ₂

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.

Step 1: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £159

Potential rating after completing step 1  10 G

Step 2: Low energy lighting

Typical installation cost £65

Typical yearly saving £156

Potential rating after completing steps 1 and 2  11 G

Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost £350 - £450

Typical yearly saving £345

Potential rating after completing steps 1 to 3  15 G

Step 4: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £152

Potential rating after completing steps 1 to 4  17 G

Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £322

Potential rating after completing steps 1 to 5  21 F

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £56

Potential rating after completing steps 1 to 6  22 F

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving £147

Potential rating after completing steps 1 to 7 25 F

Step 8: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £1,357

Potential rating after completing steps 1 to 8 54 E

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £655

Potential rating after completing steps 1 to 9 62 D

Step 10: Wind turbine

Typical installation cost £15,000 - £25,000

Typical yearly saving £1,313

Potential rating after completing steps 1 to 10 78 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-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	Oliver Clark
Telephone	07951464282
Email	oliverclark105@outlook.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210128
Telephone	01225 667 570

Email

info@guidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 September 2023
Date of certificate	8 October 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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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