

Energy performance certificate (EPC)

2 Kent Avenue LARNE BT40 1ND	Energy rating E	Valid until: 25 October 2031
		Certificate number: 9360-2416-1100-2829-3045

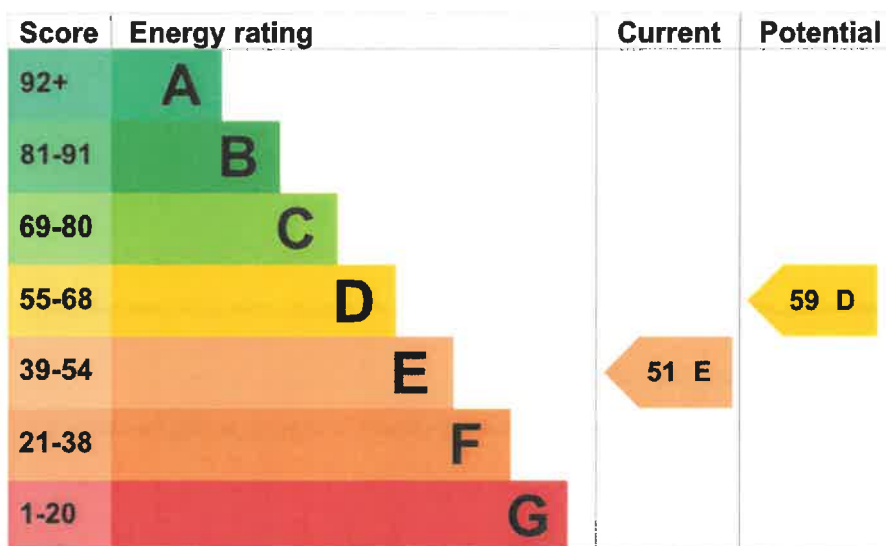
Property type End-terrace house

Total floor area 58 square metres

Energy rating and score

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

[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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor

Feature	Description	Rating
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 424 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,012 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 £160 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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 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. CO₂ harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	4.3 tonnes of CO ₂
This property's potential production	3.5 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.

► [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£38
Potential rating after completing step 1	53 E

Step 2: Low energy lighting

Typical installation cost	£15
Typical yearly saving	£19
Potential rating after completing steps 1 and 2	54 E

Step 3: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£35
Potential rating after completing steps 1 to 3	56 D

Step 4: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£24
Potential rating after completing steps 1 to 4	57 D

Step 5: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£44
Potential rating after completing steps 1 to 5	59 D

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£27

Potential rating after completing steps 1 to 6

60 D

Step 7: Internal or external wall insulation

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

Typical yearly saving £162

Potential rating after completing steps 1 to 7

68 D

Step 8: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £341

Potential rating after completing steps 1 to 8

82 B

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	Brian Todd
Telephone	028 28279477
Email	brianatodd@hotmail.co.uk

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/009606
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Relative of the professional dealing with the property transaction
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Date of assessment 26 October 2021

Date of certificate 26 October 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 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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