English | Cymraeg

Energy performance certificate (EPC)

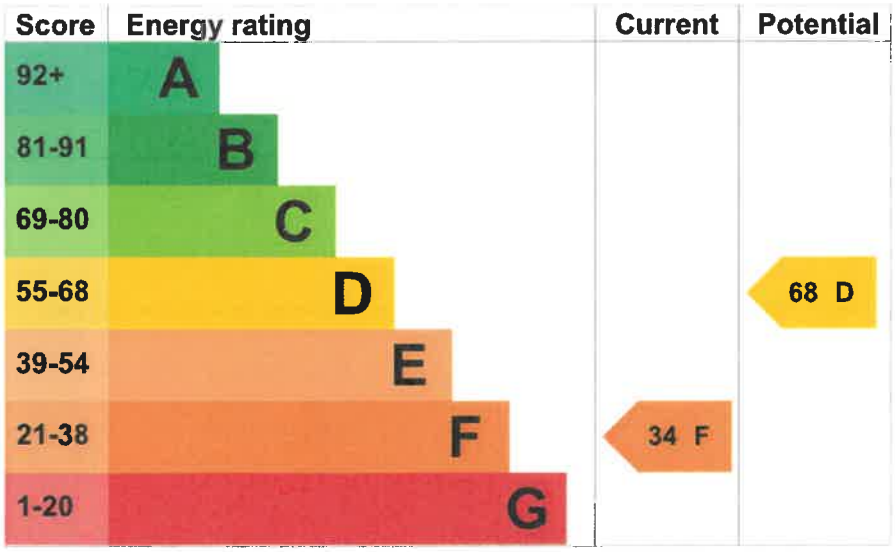
18 Coast Road BALLYGALLEY BT40 1UZ	Energy rating **F**	Valid until:	**22 November 2031**
		Certificate number:	**2674-0918-0209-1849-5200**

Property type	Semi-detached bungalow
Total floor area	50 square metres

Energy rating and score

This property's energy rating is F. 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, 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 481 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£992 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 £487 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 environmental impact rating is F. 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	6.6 tonnes of CO2
This property's potential production	3.4 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.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£28
Potential rating after completing step 1	36 F

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£63
Potential rating after completing steps 1 and 2	39 E

Step 3: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£15 - £30
Typical yearly saving	£166
Potential rating after completing steps 1 to 3	53 E

Step 4: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£39
Potential rating after completing steps 1 to 4	54 E

Step 5: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£22
Potential rating after completing steps 1 to 5	56 D

Step 6: Heating controls (room thermostat)

Typical installation cost	£350 - £450

Typical yearly saving	£41
Potential rating after completing steps 1 to 6	59 D

Step 7: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£63
Potential rating after completing steps 1 to 7	63 D

Step 8: High performance external doors

Typical installation cost	£1,000
Typical yearly saving	£14
Potential rating after completing steps 1 to 8	64 D

Step 9: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£14
Potential rating after completing steps 1 to 9	65 D

Step 10: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£38
Potential rating after completing steps 1 to 10	68 D

Step 11: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£29
Potential rating after completing steps 1 to 11	71 C

Step 12: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£341

Potential rating after completing steps 1 to 12	85 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). 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	Matthew Scott
Telephone	07743122100
Email	mattscott1@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	Stroma Certification Ltd
Assessor's ID	STRO006243
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	23 November 2021
Date of certificate	23 November 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.