Energy performance certificate (EPC)

70 Causeway Street PORTRUSH BT56 8AD	Energy rating	Valid until:	13 September 2033
		Certificate number:	0137-8121-3300-0774-0292
Property type			

Mid-terrace house

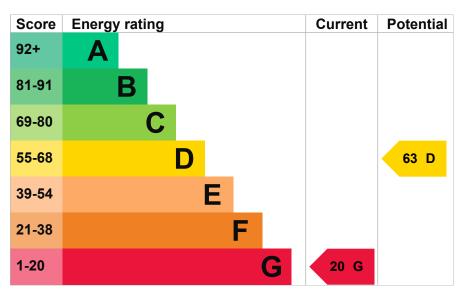
Total floor area

108 square metres

Energy rating and score

This property's current energy rating is G. 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, filled cavity	Average
Roof	Flat, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor

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Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, 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 463 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 £3,604 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 £1,969 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 E.

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

This property produces

An average household produces

6 tonnes of CO2

14.0 tonnes of CO2

This property's potential production

6.1 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.

Do I need to follow these steps in order?

Step 1: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	0057
	£357
Potential rating after completing step 1	
	26 F
Step 2: Flat roof or sloping ceiling insulation	
Typical installation cost	
	£850 - £1,500
Typical yearly saving	
	£200
Potential rating after completing steps 1 and 2	
	29 F
Step 3: Room-in-roof insulation	
Typical installation cost	
	£1,500 - £2,700
Typical yearly saving	
	£782
Potential rating after completing steps 1 to 3	
	46 E
Step 4: Replace boiler with new condensing boiler	
Typical installation cost	
	£2,200 - £3,000
Typical yearly saving	£544
Potential rating after completing steps 1 to 4	
	61 D

Step 5: Replacement glazing units

Typical installation cost

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Typical yearly saving		£84
Potential rating after completing s	teps 1 to 5	
		63 D
Step 6: Floor insulation (so	olid floor)	
Typical installation cost		£4,000 - £6,000
Typical yearly saving		£54
		٤.04
Potential rating after completing s	teps 1 to 6	65 D
Step 7: Solar water heating]	
Typical installation cost		£4,000 - £6,000
Typical yearly saving		£67
Potential rating after completing s	teps 1 to 7	
		67 D
Step 8: Internal or external	wall insulation	
Typical installation cost		£4,000 - £14,000
Typical yearly saving		£235
Potential rating after completing s	teps 1 to 8	
		73 C
Step 9: Solar photovoltaic	panels, 2.5 kWp	
Typical installation cost		£3,500 - £5,500
Typical yearly saving		
		£612

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

Jonathan Apsley

Telephone 07918552899

Email mark160663@gmail.com

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/023185

Telephone

01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment

14 September 2023

Date of certificate

14 September 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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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