

Energy performance certificate (EPC)

35 COLERAINE ROAD PORTRUSH BT56 8EA	Energy rating	Valid until: 2 March 2031
	G	Certificate number: 9400-0179-0922-1003-3793

Property type

Semi-detached house

Total floor area

200 square metres

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		26 F
1-20	G	1 G	

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer, no room thermostat	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
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 655 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

25.0 tonnes of CO₂

This property's potential production

14.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 11.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (1) to F (26).

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



Step 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£621

Potential rating after completing step 1

3 | G

Step 2: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£194

Potential rating after completing steps 1 and 2

4 | G

Step 3: Low energy lighting

Low energy lighting

Typical installation cost

£135

Typical yearly saving

£71

Potential rating after completing steps 1 to 3

5 | G

Step 4: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£218

Potential rating after completing steps 1 to 4

6 | G

Step 5: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£381

Potential rating after completing steps 1 to 5

10 | G

Step 6: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£786

Potential rating after completing steps 1 to 6

18 | G

Step 7: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£183

Potential rating after completing steps 1 to 7

19 | G

Step 8: Condensing boiler (separate from the range cooker)

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£401

Potential rating after completing steps 1 to 8

26 | F

Step 9: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£126

Potential rating after completing steps 1 to 9

28 | F

Step 10: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£40

Potential rating after completing steps 1 to 10

29 | F

Step 11: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£272

Potential rating after completing steps 1 to 11

32 | F

Step 12: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£315

Potential rating after completing steps 1 to 12

37 | F

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£7406

Potential saving

£2855

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Julie-Anne Sharpe

Telephone07771 771937

Emailsharpeja@hotmail.com

Accreditation scheme contact details**Accreditation scheme**Elmhurst Energy Systems Ltd

Assessor IDEES/004945

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment3 March 2021

Date of certificate3 March 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.