

Energy performance certificate (EPC)

19, The Boulevard COLERAINE BT52 1RJ	Energy rating D	Valid until: 8 March 2030
		Certificate number: 0472-2901-0972-2500-7745

Property type

Semi-detached house

Total floor area

123 square metres

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

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, filled cavity	Average
Wall	Cavity wall, filled cavity and internal insulation	Very good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 84% of fixed outlets	Very good
Floor	Suspended, insulated	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 207 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

How this affects your energy bills

An average household would need to spend **£1,112 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 £207 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Environmental impact of this property

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 CO₂

This property produces

6.5 tonnes of CO₂

This property's potential production

5.1 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.

Changes you could make

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

Step 1: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£68

Potential rating after completing step 1

60 D

Step 2: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£44

Potential rating after completing steps 1 and 2

62 D

Step 3: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£95

Potential rating after completing steps 1 to 3

66 D

Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£46

Potential rating after completing steps 1 to 4

68 D

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£302

Potential rating after completing steps 1 to 5

76 C

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

Stephen Wright

Telephone

07927348441

Email

sjw1969@live.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/005997

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

9 March 2020

Date of certificate

9 March 2020

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.