Energy performance certificate (EPC)

5 Bath Street PORTRUSH BT56 8AW	Energy rating	Valid until: Certificate number:	23 July 2033 2737-9723-9200-0634-8226
Property type Mid-floor flat			

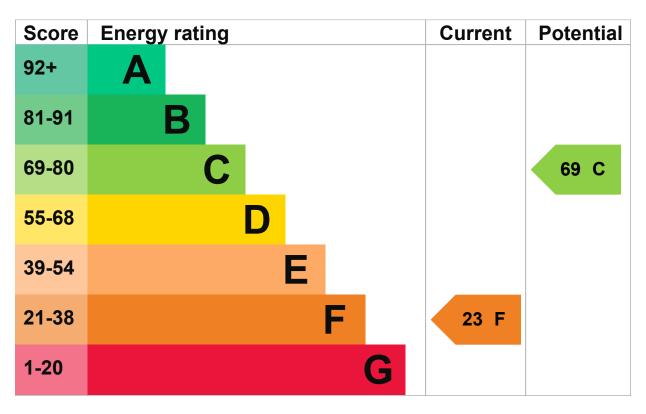
Total floor area

105 square metres

Energy rating and score

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

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.

- 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	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Poor
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	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 419 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £3,006 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 £1,801 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 F. It has the potential to be D.

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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

12.0 tonnes of CO2

This property's potential production

4.3 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: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost

£15 - £30

£329

30 F

£350 - £450

£278

35 F

Typical	l yearly	saving
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Typical installation cost

Typical yearly saving

Potential rating after completing steps 1 and 2

Step 3: Room-in-roof insulation

Typical installation cost

Typical yearly saving

£642

£1,500 - £2,700

Potential rating after completing steps 1 to 3

Step 4: Replace boiler with new condensing boiler **Typical installation cost** £2,200 - £3,000 Typical yearly saving £503 Potential rating after completing steps 1 to 4 67 D Step 5: Replacement glazing units **Typical installation cost** £1,000 - £1,400 Typical yearly saving £50 Potential rating after completing steps 1 to 5 69 C Step 6: Internal or external wall insulation **Typical installation cost** £4,000 - £14,000 Typical yearly saving £165 Potential rating after completing steps 1 to 6 74 C

Help paying for energy improvements

https://find-energy-certificate.service.gov.uk/energy-certificate/2737-9723-9200-0634-8226

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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

24 July 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).

There are no related certificates for this property.