Energy performance certificate (EPC)

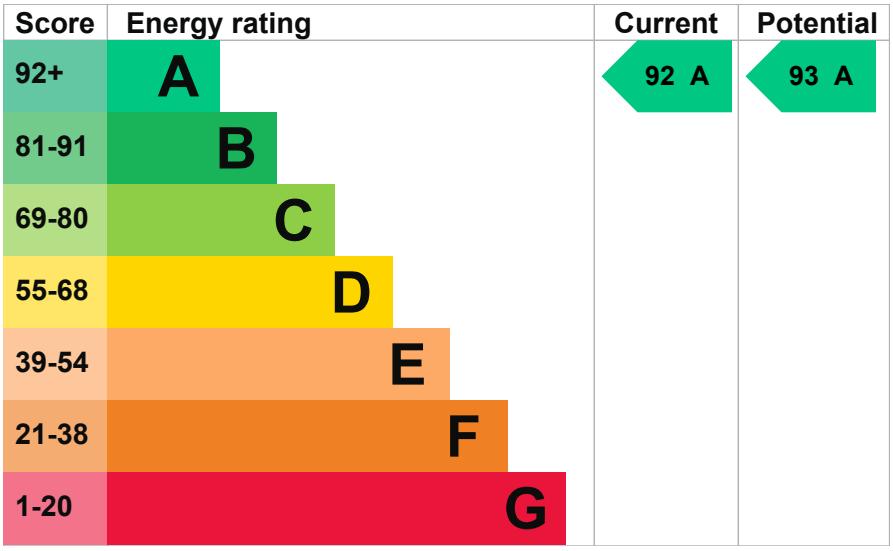
29, Churchfield Road BALLYCASTLE BT54 6PJ	Energy rating **A**	Valid until: **6 May 2024** Certificate number: **9464-0734-6350-6653-6902**

Property type	Detached house
Total floor area	219 square metres

Energy rating and score

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

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
Walls	Average thermal transmittance 0.30 W/mÂ²K	Good
Roof	Average thermal transmittance 0.16 W/mÂ²K	Good

Feature	Description	Rating
Floor	Average thermal transmittance 0.18 W/mÂ²K	Very good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Air tightness	Air permeability 2.1 mÂ³/h.mÂ² (as tested)	Very good
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 43 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£1,150 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 £51 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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 B. It has the potential to be B.

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	2.6 tonnes of CO2
This property's potential production	2.4 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: Low energy lighting

Typical installation cost	£75
Typical yearly saving	£51
Potential rating after completing step 1	**93 A**

Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£72
Potential rating after completing steps 1 and 2	**94 A**

Step 3: Wind turbine

Typical installation cost	£1,500 - £4,000
Typical yearly saving	£86
Potential rating after completing steps 1 to 3	**96 A**

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	Declan Heggarty
Telephone	028 20768608
Email	info@nienergyrating.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	STRO001014

Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	7 April 2014
Date of certificate	7 May 2014
Type of assessment	▶ SAP

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).

Certificate number	9760-0737-6350-6674-6992 (/energy-certificate/9760-0737-6350-6674-6992)
Expired on	20 December 2020