

# Energy performance certificate (EPC)

8 The Adam Yard Templepatrick BALLYCLARE BT39 0BE	Energy rating <b>F</b>	Valid until: <b>14 March 2034</b>
		Certificate number: <b>5405-7584-9102-0397-8402</b>

Property type	Mid-terrace house
Total floor area	134 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>63 D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	<b>30 F</b>	
1-20	<b>G</b>		

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)	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 349 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 **£2,939 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 £1,376 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 F. 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.

## Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	12.5 tonnes of CO2
This property's potential production	6.4 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: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£54
Potential rating after completing step 1	<b>31 F</b>

## Step 2: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£396
Potential rating after completing steps 1 and 2	<b>39 E</b>

## Step 3: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£925
Potential rating after completing steps 1 to 3	<b>63 D</b>

## Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£77
Potential rating after completing steps 1 to 4	<b>65 D</b>

## Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£168
Potential rating after completing steps 1 to 5	<b>69 C</b>

## Step 6: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
---------------------------	------------------

Typical yearly saving

£225

Potential rating after completing steps 1 to 6

75 C

## Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£541

Potential rating after completing steps 1 to 7

82 B

## Help paying for energy improvements

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

Chris McLean

Telephone

07751695309

Email

[chris.mclean54@yahoo.co.uk](mailto:chris.mclean54@yahoo.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

Quidos Limited

Assessor's ID

QUID209992

Telephone

01225 667 570

Email

[info@quidos.co.uk](mailto:info@quidos.co.uk)

## About this assessment

Assessor's declaration

No related party

Date of assessment

14 March 2024

Date of certificate

15 March 2024

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](mailto: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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

## OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/)