

Energy performance certificate (EPC)

41 Claragh Hill Drive Kilrea COLERAINE BT51 5YR	Energy rating	Valid until:	6 April 2036
	D	Certificate number:	2584-2241-6811-0169-1189

Property type Detached house

Total floor area 108 square metres

Energy rating and score

This property's 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	56 D	68 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, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Average

Feature	Description	Rating
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Good lighting efficiency	Good
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,706 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 £269 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,982 kWh per year for heating
- 3,685 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	6.4 tonnes of CO ₂
This property's potential production	5.0 tonnes of CO ₂

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.

Steps you could take to save energy

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

Step 1: Hot water cylinder thermostat

Typical installation cost £130 - £180

Typical yearly saving £33

Potential rating after completing step 1

57 D

Step 2: Heating controls (room thermostat)

Typical installation cost £220 - £250

Typical yearly saving £77

Potential rating after completing steps 1 and 2

59 D

Step 3: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,500

Typical yearly saving £72

Potential rating after completing steps 1 to 3

61 D

Step 4: Solar water heating

Typical installation cost £4,000 - £7,000

Typical yearly saving £19

Potential rating after completing steps 1 to 4

62 D

Step 5: Replacement glazing units

Typical installation cost £4,500 - £6,000

Typical yearly saving £68

Potential rating after completing steps 1 to 5

64 D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £227

Potential rating after completing steps 1 to 6

68 D

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 Diamond

Telephone 07921002828

Email declandiamond@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme ECMK

Assessor's ID ECMK300674

Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	3 April 2026
Date of certificate	7 April 2026
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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