20/06/2024, 10:24 7 Bogashen Road Portglenone BALLYMENA BT44 8LZ	Energy performance certificate (EPC) – Find an energy certificate – GOV.UK Energy rating Valid until: 18 June 2034
	Certificate 2112-6985-1161-1002-1442 number:
Property type	Detached house

Total floor area

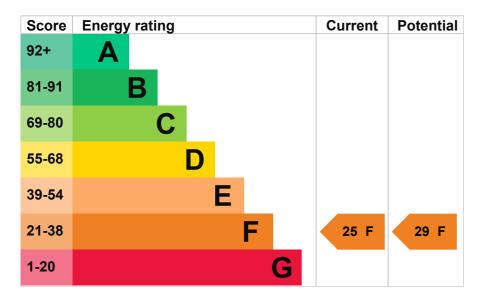
Total Hoor area

312 square metres

Energy rating and score

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

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.

	Main neating	Boller and radiators, oil	Average
20/0	Mar 2024 ting 24 trol	Programme Freegymeenformeance reevti ficate (EPC) – Find an energy certificate – GOV.UK	Good
I	Hot water	From main system, no cylinder thermostat	Poor
I	Lighting	Low energy lighting in 50% of fixed outlets	Good
I	Floor	Solid, no insulation (assumed)	N/A
:	Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 360 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £7,720 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 £520 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 G. It has the potential to be G.

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	33.0 tonnes of CO2
This property's potential production	30.4 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.

27 F

£211

Potentia	rating	after	completing st	tep 1
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Step 2: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£308
Potential rating after completing steps 1 and 2	29 F

Step 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£339
Potential rating after completing steps 1 to 3	32 F

Step 4: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,971
Potential rating after completing steps 1 to 4	50 E

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£465
Potential rating after completing steps 1 to 5	54 E

Step 6: Wind turbine

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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	15 June 2024
Date of certificate	19 June 2024
Type of assessment	► <u>RdSAP</u>

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.

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