

7 Bogashen Road  
Portglenone  
BALLYMENA  
BT44 8LZ

Energy rating

**F**

Valid until:

**18 June 2034**

Certificate number:

**2112-6985-1161-1002-1442****Property type**

Detached house

**Total floor 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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	25 F	29 F
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.

20/06/2024 10:24	Programme	Energy performance certificate (EPC) – Find an energy certificate – GOV.UK	Good
Main heating	Boiler and radiators, oil		Average
Hot water	From main system, no cylinder thermostat		Poor
Lighting	Low energy lighting in 50% of fixed outlets		Good
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/m<sup>2</sup>).

► [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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	33.0 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	30.4 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

Typical yearly saving

£211

Potential rating after completing step 1

27 F

## 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

Typical installation cost

£15,000 - £25,000

## 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.

<b>Assessor's name</b>	Declan Diamond
<b>Telephone</b>	07921002828
<b>Email</b>	<a href="mailto:declandiamond@hotmail.com">declandiamond@hotmail.com</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	ECMK
<b>Assessor's ID</b>	ECMK300674
<b>Telephone</b>	0333 123 1418
<b>Email</b>	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	15 June 2024
<b>Date of certificate</b>	19 June 2024
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## 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.



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