

# Energy performance certificate (EPC)

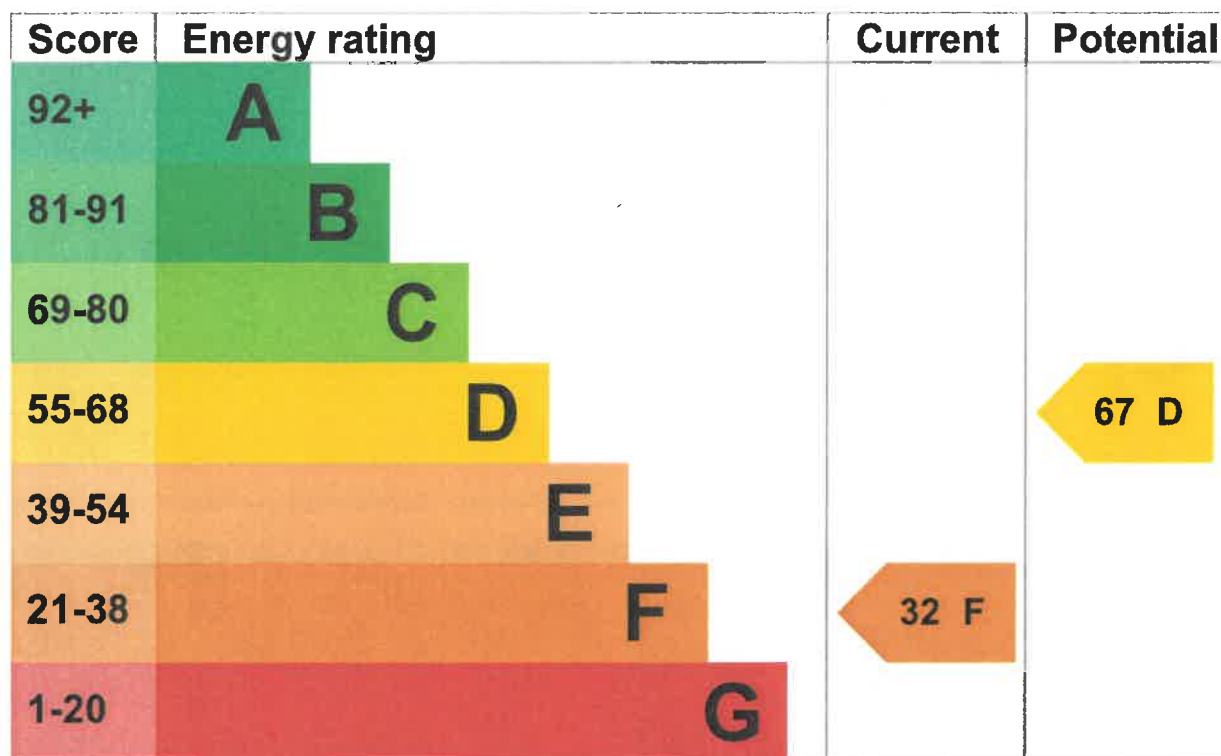
16 WINDSOR HEIGHTS LARNE BT40 1UL	Energy rating <b>F</b>	Valid until:	12 October 2031
		Certificate number:	0010-2341-0130-2509-3855

Property type	Detached house
Total floor area	261 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.](#)



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, partial insulation (assumed)	Average
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, limited insulation (assumed)	Poor
Roof	Roof room(s), limited insulation (assumed)	Average

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 297 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

## How this affects your energy bills

An average household would need to spend **£3,094 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 £1,593 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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 D.

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 CO2
<b>This property produces</b>	20.0 tonnes of CO2
<b>This property's potential production</b>	9.8 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.

# Steps you could take to save energy

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

## Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£181
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Potential rating after completing step 1
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36 F

## Step 2: Low energy lighting

Typical installation cost	£105
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Typical yearly saving	£114
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Potential rating after completing steps 1 and 2
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37 F

## Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
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Typical yearly saving	£317
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Potential rating after completing steps 1 to 3
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43 E

## Step 4: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
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Typical yearly saving	£330
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Potential rating after completing steps 1 to 4
------------------------------------------------

52 E

## Step 5: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£47
Potential rating after completing steps 1 to 5	53 E

## Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£603
Potential rating after completing steps 1 to 6	67 D

## Step 7: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£100
Potential rating after completing steps 1 to 7	69 C

## Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£42
Potential rating after completing steps 1 to 8	71 C

## Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving

£341

Potential rating after completing  
steps 1 to 9

75 C

## 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** Matthew Scott

**Telephone** 07743122100

**Email** [mattscott1@hotmail.com](mailto:mattscott1@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** Stroma Certification Ltd

**Assessor's ID** STRO006243

**Telephone** 0330 124 9660

**Email** [certification@stroma.com](mailto:certification@stroma.com)

### About this assessment

**Assessor's declaration** Employed by the professional dealing  
with the property transaction

**Date of assessment** 9 July 2021

**Date of certificate** 13 October 2021

## 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](mailto: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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