

# Energy performance certificate (EPC)

40 Magee Park LARNE BT40 1PP	Energy rating	Valid until:	27 October 2035
	<b>D</b>	Certificate number:	0304-9585-0102-0420-8292

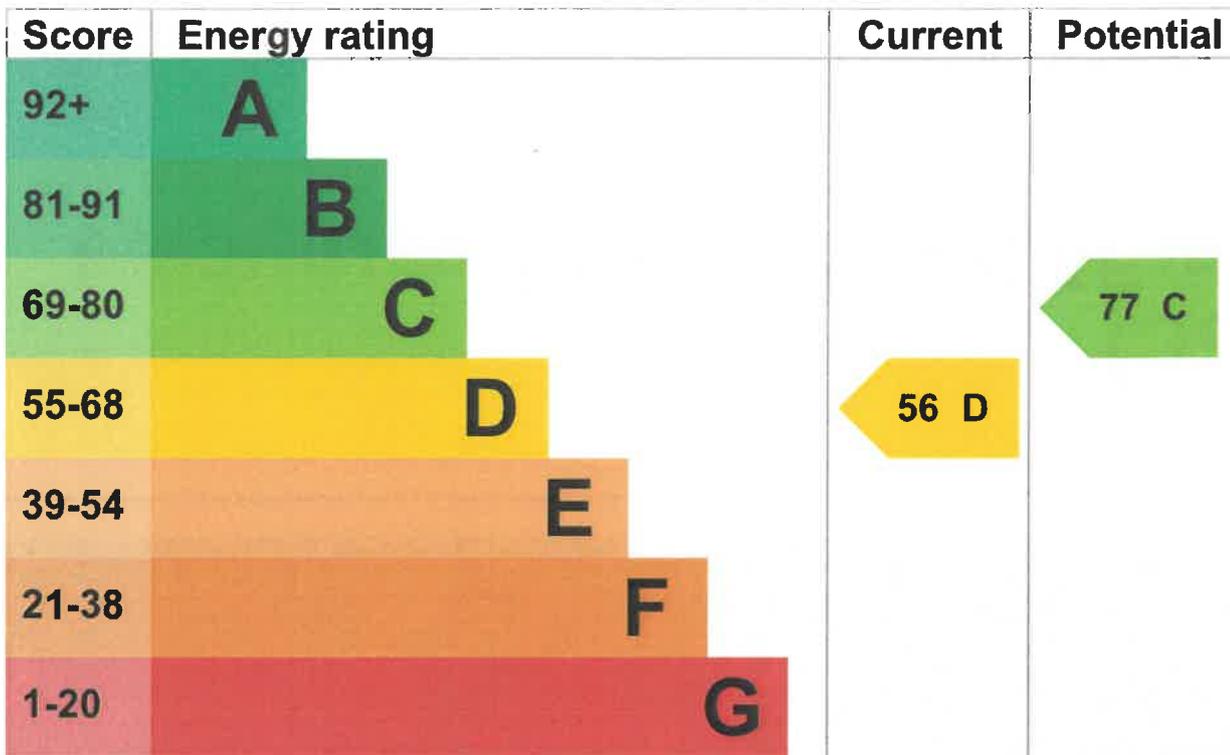
**Property type** Semi-detached house

**Total floor area** 128 square metres

## Energy rating and score

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

[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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average

# Steps you could take to save energy

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

## Step 1: Increase loft insulation to 270 mm

Typical installation cost £900 - £1,200

Typical yearly saving £75

Potential rating after completing step 1

58 D

## Step 2: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £103

Potential rating after completing steps 1 and 2

61 D

## Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £20 - £40

Typical yearly saving £54

Potential rating after completing steps 1 to 3

62 D

## Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost £220 - £250

Typical yearly saving £238

---

**Potential rating after completing steps 1 to 4**

**67 D**

---

## **Step 5: Replace boiler with new condensing boiler**

**Typical installation cost**

£2,200 - £3,500

**Typical yearly saving**

£125

**Potential rating after completing steps 1 to 5**

**70 C**

---

## **Step 6: Solar photovoltaic panels, 2.5 kWp**

**Typical installation cost**

£8,000 - £10,000

**Typical yearly saving**

£303

**Potential rating after completing steps 1 to 6**

**77 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**

Oliver Clark

**Telephone**

07951464282

**Email**

[oliverclark105@outlook.com](mailto:oliverclark105@outlook.com)

---

## **Contacting the accreditation scheme**

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

Feature	Description	Rating
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [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 **£2,091 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 £595 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 13,944 kWh per year for heating
- 4,546 kWh per year for hot water

# Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	6.8 tonnes of CO2
<b>This property's potential production</b>	4.3 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.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210128
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	27 October 2025
Date of certificate	28 October 2025
Type of assessment	<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 [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.



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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGL**

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



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)