

Energy performance certificate (EPC)

63, Newington Avenue LARNE BT40 1NN	Energy rating D	Valid until: 9 July 2030
		Certificate number: 0976-2900-0035-2690-0331

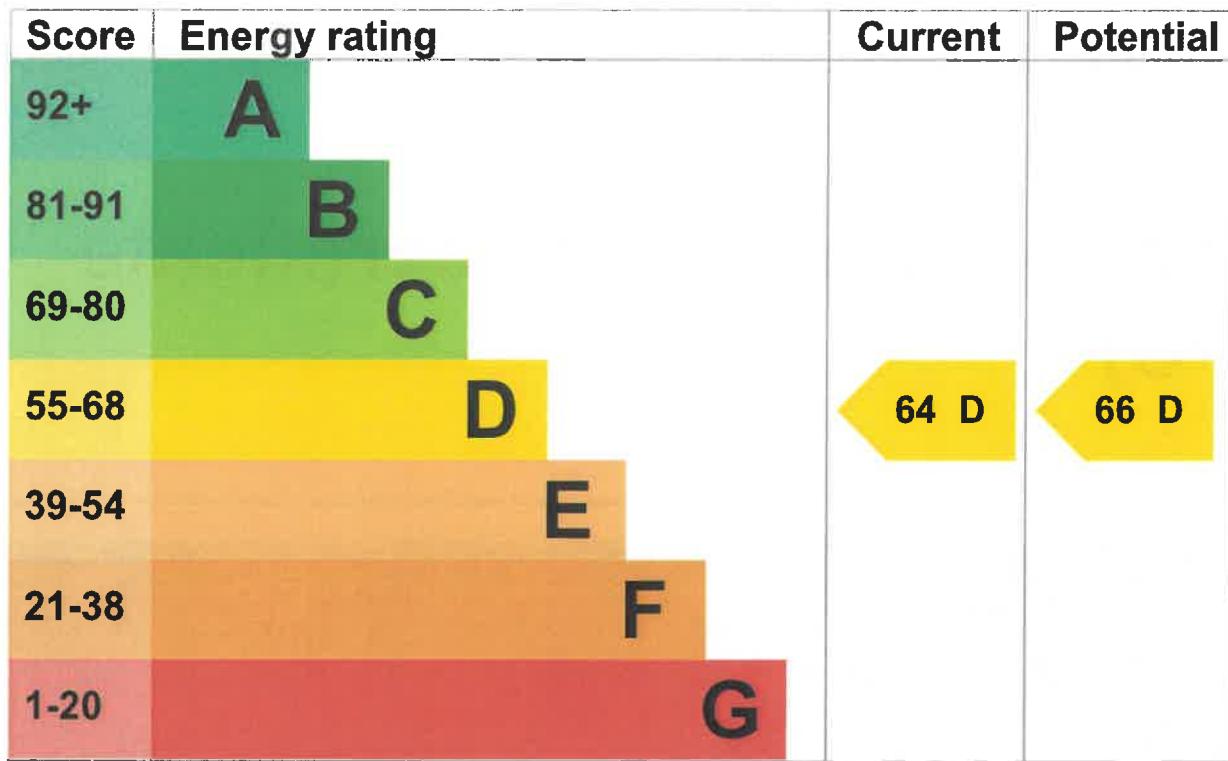
Property type Mid-terrace house

Total floor area 80 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.](#)



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 58% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 278 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£867 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 £61 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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 D. 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 CO₂
This property produces	3.9 tonnes of CO₂
This property's potential production	3.7 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: Low energy lighting

Typical installation cost	£25
Typical yearly saving	£24
Potential rating after completing step 1	65 D

Step 2: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£38
Potential rating after completing steps 1 and 2	66 D

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£25
Potential rating after completing steps 1 to 3	67 D

Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£28
Potential rating after completing steps 1 to 4	68 D

Step 5: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£181
Potential rating after completing steps 1 to 5	76 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£333
Potential rating after completing steps 1 to 6	87 B

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	Nicholas White
Telephone	02893 363 931
Email	nick@hunternicola.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015551
Telephone	01455 883 250

About this assessment

Assessor's declaration	No related party
Date of assessment	10 July 2020
Date of certificate	10 July 2020
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.



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

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

[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



