

Energy performance certificate (EPC)

7 GLYNNVIEW AVENUE LARNE BT40 1BT	Energy rating E	Valid until: 20 April 2031
		Certificate number: 0370-2919-6040-2729-0551

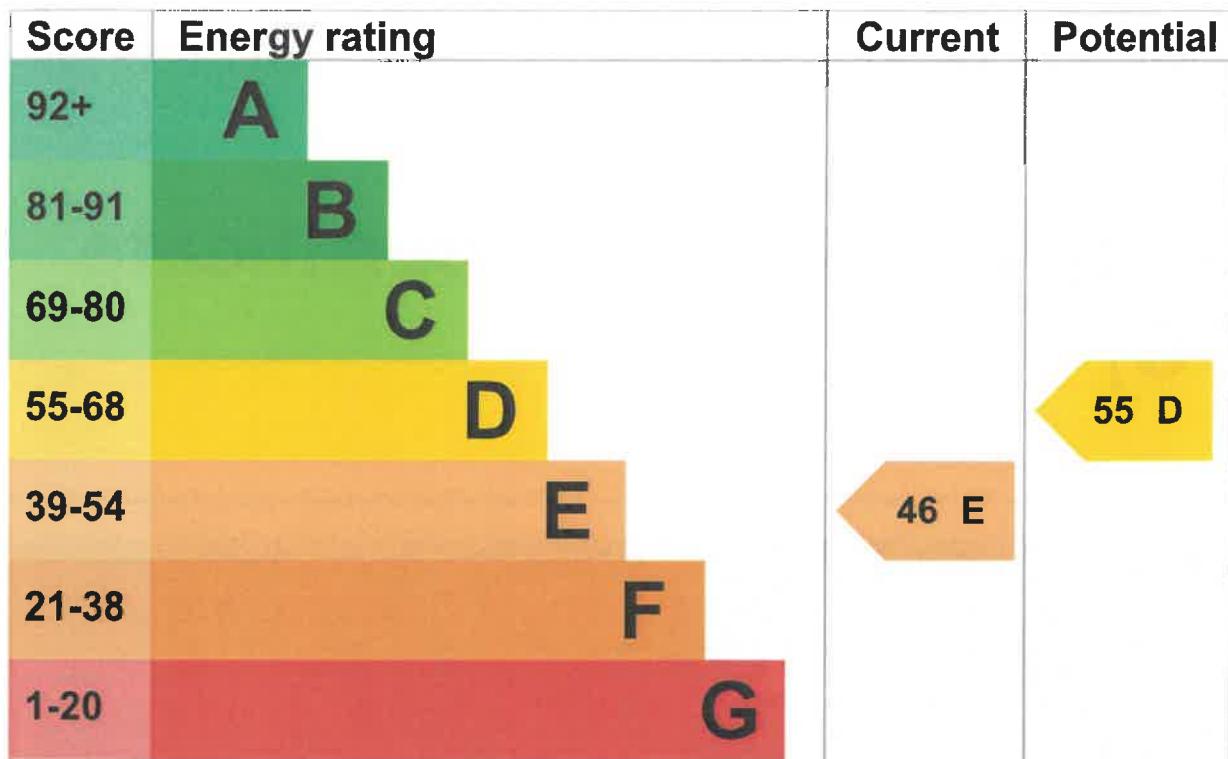
Property type Mid-terrace house

Total floor area 74 square metres

Energy rating and score

This property's energy rating is E. 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
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 350 mm loft insulation	Very good
Roof	Flat, limited insulation (assumed)	Poor

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Electric underfloor heating	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 656 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,798 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 £322 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 F.

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	8.2 tonnes of CO2
This property's potential production	6.7 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: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£216
Potential rating after completing step 1	52 E

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£34
Potential rating after completing steps 1 and 2	53 E

Step 3: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£37
Potential rating after completing steps 1 to 3	54 E

Step 4: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£35

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

55 D

Step 5: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £90

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

58 D

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £78

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

60 D

Step 7: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £195

**Potential rating after completing
steps 1 to 7**

66 D

Step 8: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £337

**Potential rating after completing
steps 1 to 8**

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	Brian Todd
Telephone	028 28279477
Email	brian@briantodd.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/009606
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Relative of the professional dealing with the property transaction
Date of assessment	21 April 2021
Date of certificate	21 April 2021
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.



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