

# Energy performance certificate (EPC)

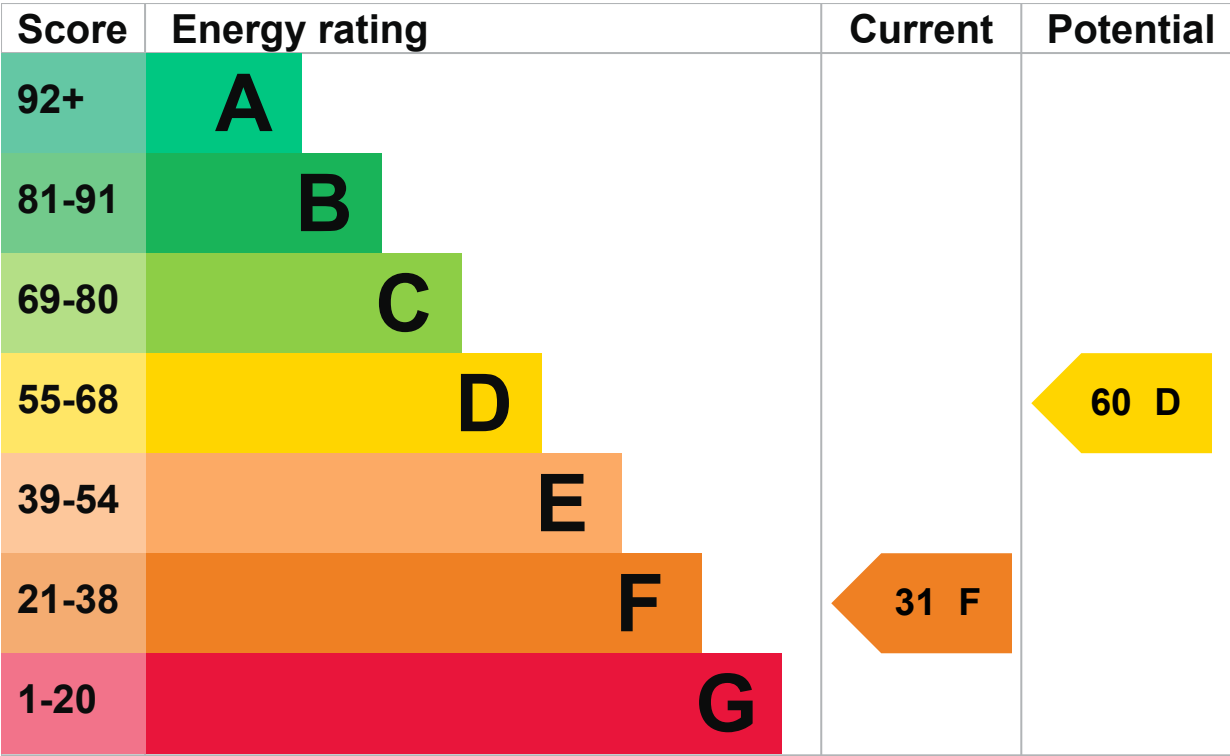
14 BUSHMILLS ROAD COLERAINE BT52 2BN	Energy rating <b>F</b>	Valid until: 20 June 2031
		Certificate number: 2499-3007-2206-0769-2200

Property type	Mid-terrace house
Total floor area	83 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Flat, no insulation (assumed)	Very poor

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 80% of fixed outlets	Very 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 394 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£1,372 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 £583 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 E.

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

**An average household produces**

**6 tonnes of CO<sub>2</sub>**

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<b>This property produces</b>	<b>9.0 tonnes of CO2</b>
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<b>This property's potential production</b>	<b>5.1 tonnes of CO2</b>
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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: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £194

Potential rating after completing step 1

39 E

## Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £38

Potential rating after completing steps 1 and 2

41 E

## Step 3: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £22

Potential rating after completing steps 1 to 3

42 E

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

Typical installation cost £350 - £450

Typical yearly saving £162

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

**50 E**

## Step 5: Flat roof or sloping ceiling insulation

**Typical installation cost**

£850 - £1,500

**Typical yearly saving**

£60

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

**54 E**

## Step 6: Heat recovery system for mixer showers

**Typical installation cost**

£585 - £725

**Typical yearly saving**

£19

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

**55 D**

## Step 7: Replace boiler with new condensing boiler

**Typical installation cost**

£2,200 - £3,000

**Typical yearly saving**

£88

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

**60 D**

## Step 8: Floor insulation (solid floor)

**Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£21

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

**61 D**

## Step 9: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£35
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Potential rating after completing steps 1 to 9	
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63 D

## Step 10: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£196
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Potential rating after completing steps 1 to 10	
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74 C

## Step 11: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£313
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Potential rating after completing steps 1 to 11	
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84 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	Steven Doherty
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Telephone	07810 870229
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Email	<a href="mailto:ecoepcs@gmail.com">ecoepcs@gmail.com</a>
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## 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/019317
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	21 June 2021
Date of certificate	21 June 2021
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.



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## OGI

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