

# Energy performance certificate (EPC)

47 Causeway Street  
PORTRUSH  
BT56 8AD

Energy rating

E

Valid until:

5 February 2034

Certificate number:

2101-1111-1079-8107-2141

Property type

Mid-terrace house

Total floor area

174 square metres

Energy rating and score

This property’s energy rating is E. It has the potential to be E.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	45 E
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2101-1111-1079-8107-2141?print=true>

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## 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
Roof	Pitched, 75 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 272 kilowatt hours per square metre (kWh/m2).

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## How this affects your energy bills

An average household would need to spend **£3,182 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 £195 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### 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 produces6 tonnes of CO2

This property produces	12.0 tonnes of CO2
This property’s potential production	11.6 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.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£58
2. Low energy lighting	£25	£52
3. Floor insulation (suspended floor)	£800 - £1,200	£85
4. Solar water heating	£4,000 - £6,000	£70
5. Internal or external wall insulation	£4,000 - £14,000	£1,113
6. Solar photovoltaic panels	£3,500 - £5,500	£518

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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	Declan Diamond
Telephone	07921002828
Email	<a href="mailto:declandiamond@hotmail.com">declandiamond@hotmail.com</a>

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300674
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

About this assessment

Assessor's declaration	No related party
Date of assessment	31 January 2024
Date of certificate	6 February 2024
Type of assessment	<a href="#">RdSAP</a>