

Energy performance certificate (EPC)

98 Upper Cairncastle Road  
LARNE  
BT40 2HP

Energy rating  
**F**

Valid until: **13 October 2031**  
  
Certificate number: **9745-0918-2200-1649-5204**

Property type

Mid-terrace house

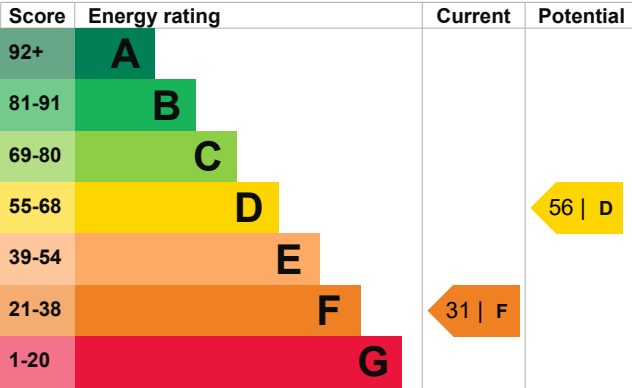
Total floor area

93 square metres

Energy efficiency rating for this property

This property’s current energy rating is F. It has the potential to be D.

[See how to improve this property’s energy performance.](#)



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

### Primary energy use

The primary energy use for this property per year is 398 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

### Environmental impact of this property

This property's potential production

6.6 tonnes of CO<sub>2</sub>

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.4 tonnes per year. This will help to protect the environment.

An average household produces 6 tonnes of CO<sub>2</sub>

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

This property produces 10.0 tonnes of CO<sub>2</sub>

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (31) to D (56).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£55
2. Cavity wall insulation	£500 - £1,500	£188
3. Increase hot water cylinder insulation	£15 - £30	£42
4. Hot water cylinder thermostat	£200 - £400	£23
5. Heating controls (room thermostat and TRVs)	£350 - £450	£183
6. Heat recovery system for mixer showers	£585 - £725	£25
7. Floor insulation (solid floor)	£4,000 - £6,000	£56
8. Solar water heating	£4,000 - £6,000	£58
9. Gas condensing boiler	£3,000 - £7,000	£95
10. Solar photovoltaic panels	£3,500 - £5,500	£341

### Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency.\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1490
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Potential saving	£516
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Campbell Morris
Telephone	02890777111
Email	<a href="mailto:cm@meapro.co.uk">cm@meapro.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001255
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	14 October 2021
Date of certificate	14 October 2021
Type of assessment	<a href="#">RdSAP</a>

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