

Energy performance certificate (EPC)

58, Ballyrobert Road  
BALLYCLARE  
BT39 9RY

Energy rating

D

Valid until:

23 March 2034

Certificate number:

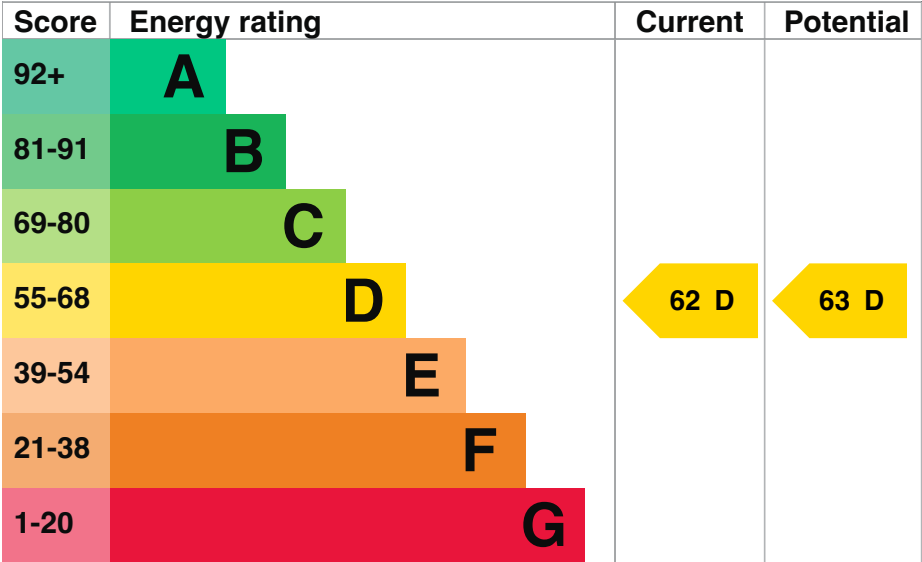
3334-0227-0300-0502-6222

Property type	Detached house
Total floor area	164 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	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 180 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,008 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 £82 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.

## 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	7.0 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Heating controls (room thermostat)	£350 - £450	£82
2. Floor insulation (solid floor)	£4,000 - £6,000	£88
3. Solar water heating	£4,000 - £6,000	£53
4. Solar photovoltaic panels	£3,500 - £5,500	£541

## 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	Matthew Symons
Telephone	07968246514
Email	<a href="mailto:mattsymons@icloud.com">mattsymons@icloud.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/029240
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	22 March 2024
Date of certificate	24 March 2024
Type of assessment	<a href="#">RdSAP</a>