

Energy performance certificate (EPC)

100 Ballygarvey Road BALLYMENA BT43 7JX	Energy rating G	Valid until: 13 March 2034
		Certificate number: 0974-0218-5504-5747-5504

Property type	Detached house
Total floor area	439 square metres

Energy rating and score

This property's energy rating is G. It has the potential to be F.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		27 F
1-20	G	9 G	

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
Roof	Pitched, no insulation	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
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 24% of fixed outlets	Poor
Floor	Suspended, 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 447 kilowatt hours per square metre (kWh/m²).

► [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 **£13,422 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 £3,904 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 G. 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 CO ₂
This property produces	50.7 tonnes of CO ₂
This property's potential production	36.2 tonnes of CO ₂

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

► [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	£1,352
Potential rating after completing step 1	15 G

Step 2: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£286
Potential rating after completing steps 1 and 2	16 G

Step 3: Low energy lighting

Typical installation cost	£140
Typical yearly saving	£177
Potential rating after completing steps 1 to 3	17 G

Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£1,176
Potential rating after completing steps 1 to 4	22 F

Step 5: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£508
Potential rating after completing steps 1 to 5	25 F

Step 6: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£405

Potential rating after completing steps 1 to 6

27 F

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£536

Potential rating after completing steps 1 to 7

31 F

Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£610

Potential rating after completing steps 1 to 8

35 F

Step 9: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£2,331

Potential rating after completing steps 1 to 9

52 E

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£516

Potential rating after completing steps 1 to 10

55 D

Step 11: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£1,111

Potential rating after completing steps 1 to 11

60 D

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	Ciaran Stuart
Telephone	07764612066
Email	info@spsni.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID208899
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 March 2024
Date of certificate	14 March 2024
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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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