

Energy performance certificate (EPC)

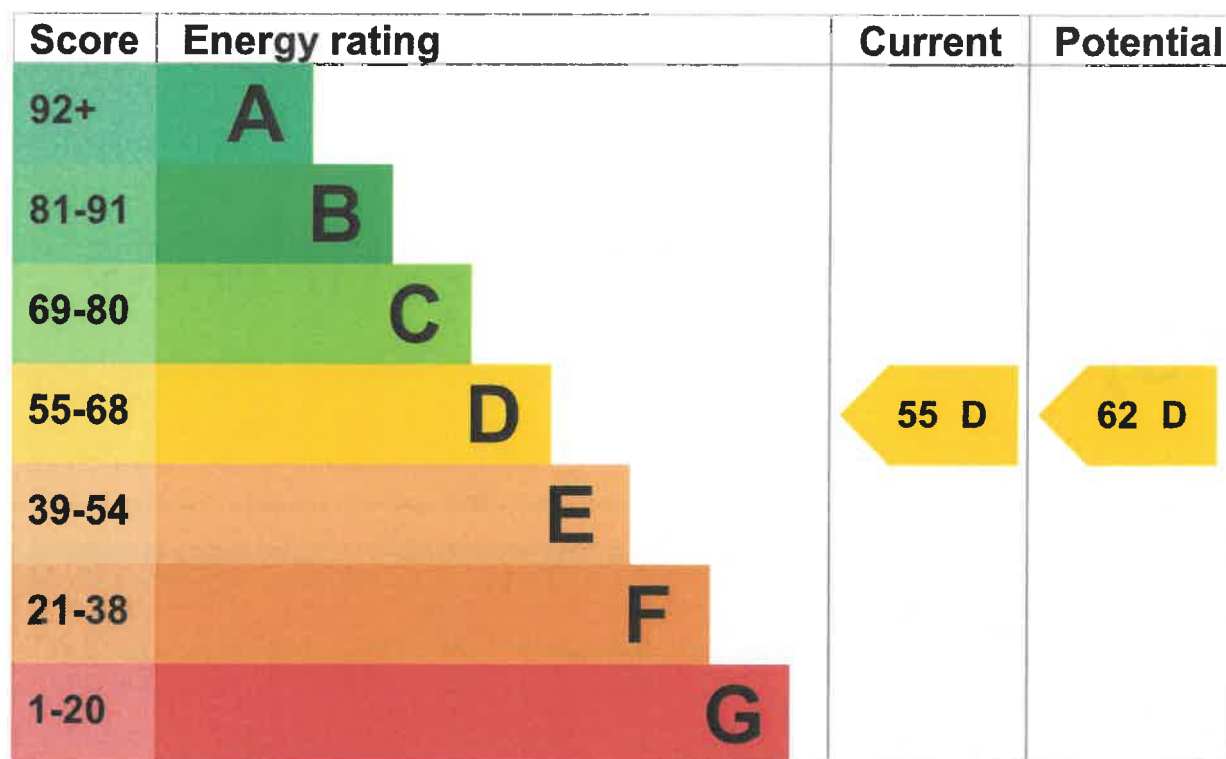
40 OLD GLENARM ROAD LARNE BT40 1NQ	Energy rating D	Valid until:	9 August 2031
		Certificate number:	2316-0018-8203-0649-5204

Property type	Mid-terrace house
Total floor area	62 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
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 382 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£941 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 £172 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 E. It has the potential to be E.

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	5.0 tonnes of CO ₂
This property's potential production	4.1 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.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Low energy lighting

Typical installation cost	£55
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Typical yearly saving	£47
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Potential rating after completing step 1	56 D
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Step 2: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
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Typical yearly saving	£105
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Potential rating after completing steps 1 and 2	61 D
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Step 3: Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
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Typical yearly saving	£20
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Potential rating after completing steps 1 to 3	62 D
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Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£24
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Potential rating after completing steps 1 to 4	64 D
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Step 5: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£56
Potential rating after completing steps 1 to 5	67 D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£341
Potential rating after completing steps 1 to 6	79 C

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 Scott
Telephone	07743122100
Email	mattscott1@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO006243
Telephone	0330 124 9660

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	29 July 2021
Date of certificate	10 August 2021
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 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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