

Energy performance certificate (EPC)

28 BUSHMILLS ROAD
COLERAINE
BT52 2BP

Energy rating

E

Valid until 24 September 2030

Certificate number

0360-2644-8010-2120-4001

Property type Mid-terrace house

Total floor area 85 square metres

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

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

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

Each feature is assessed as one of the following:

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.

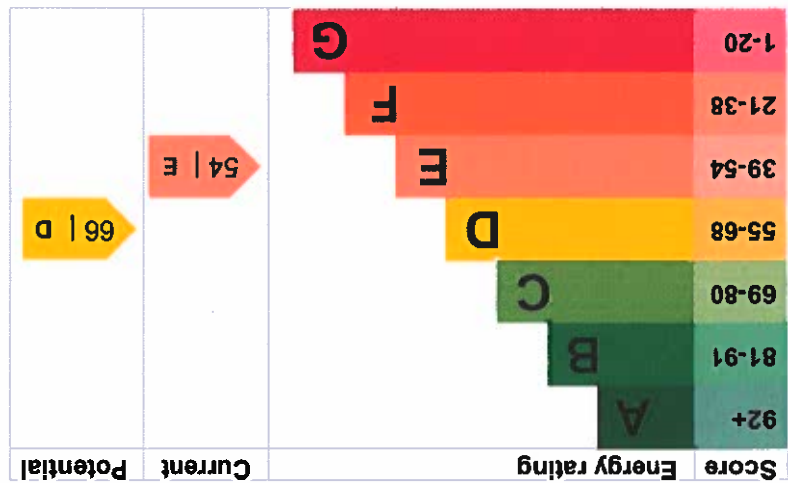
Breakdown of property's energy performance

The average energy rating and score for a property in Northern Ireland are D (60).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

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

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



- 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 243 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	5.3 tonnes of CO2
This property's potential production	4.0 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.3 tonnes per year. This will help to protect the environment.

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.

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 E (54) to D (66).

Potential energy
rating

D

► [What is an energy rating?](#)

An energy rating shows a property's energy efficiency.

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

Properties are also given a score. The higher this number, the lower your CO2 emissions are likely to be.

Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost	£45
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Typical yearly saving	£59
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Potential rating after carrying out recommendation 1	56 D
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Recommendation 2: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost
£350 - £450

Typical yearly saving
£37

Potential rating after carrying out recommendations 1 and 2

58 | D

Recommendation 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost
£2,200 - £3,000

Typical yearly saving
£109

Potential rating after carrying out recommendations 1 to 3

64 | D

Recommendation 4: Replacement glazing units

Replacement glazing units

Typical installation cost £1,000 - £1,400

Typical yearly saving £37

Potential rating after carrying out recommendations 1 to 4 

Recommendation 5: Solar water heating

Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £44

Potential rating after carrying out recommendations 1 to 5 

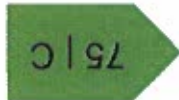
Recommendation 6: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £114

Potential rating after carrying out recommendations 1 to 6



Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost £3,500 - £5,500

Typical yearly saving £309

Potential rating after carrying out recommendations 1 to 7



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

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	Peter Woodhead
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Telephone	028 7032 7111
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Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
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Assessor ID	EES/005334
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Telephone	01455 883 250
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Assessment details

Assessor's declaration
 Employed by the professional dealing with the property transaction

Date of assessment	Date of certificate
24 September 2020	24 September 2020

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.

There are no related certificates for this property.