

Energy performance certificate (EPC) recommendation report

96a Main Street
LARNE
BT40 1RE

Report number
9070-1879-4431-0279-5923

Valid until
2 June 2031

Energy rating and EPC

This property's current energy rating is F.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/3709-7976-4904-8652-0831\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	High

Recommendation	Potential impact
Consider installing PV.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

Additional recommendations

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium

Property and report details

Report issued on	3 June 2021
Total useful floor area	170 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

Assessor's details

Assessor's name	Campbell Morris
Telephone	02890777111
Email	cm@meapro.co.uk
Employer's name	MEA Ltd
Employer's address	First floor, MoBank House, 551 Antrim Road, BELFAST BT15 3BU
Assessor ID	STRO001255
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

Other reports for this property

If you are aware of previous reports 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 reports for this property.