# Energy performance certificate (EPC)

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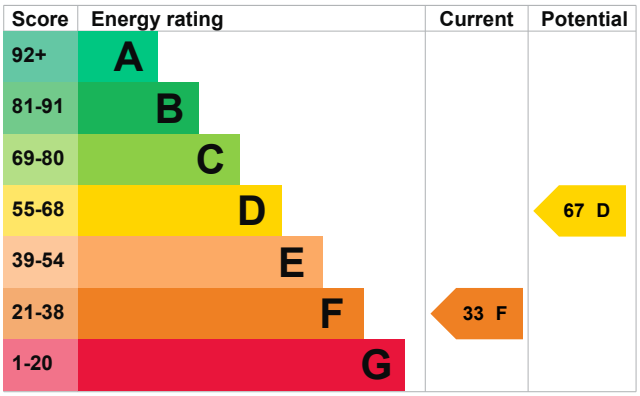
|---|---|---|
| 424 Merville Garden Village<br>NEWTOWNABBEY<br>BT37 9TX | Energy rating<br>**F** | Valid until: **6 June 2033**<br><br>Certificate number: **2127-1311-1782-1041-4151** |

| | |
|---|---|
| Property type | Top-floor flat |
| Total floor area | 79 square metres |

## Energy rating and score

This property's current energy rating is F. 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 | Flat, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in 86% of fixed outlets | Very good |
| Floor | (another dwelling below) | 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 811 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£3,187 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 £1,658 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Environmental impact of this property

This property's current environmental impact rating is G. 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. CO2 harms the environment.

### Carbon emissions

| | |
|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 11.0 tonnes of CO2 |
| This property's potential production | 5.2 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. Flat roof or sloping ceiling insulation** | £850 - £1,500 | £1,328 |
| **2. High heat retention storage heaters** | £2,000 - £3,000 | £330 |
| **3. Internal or external wall insulation** | £4,000 - £14,000 | £455 |

### 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). 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.

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|---|---|
| Assessor's name | John Wilson |
| Telephone | 07540070480 |
| Email | john@emberenergyni.co.uk |

### Contacting the accreditation scheme

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

| | |
|---|---|
| Accreditation scheme | ECMK |
| Assessor's ID | ECMK304479 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

### About this assessment

| | |
|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 6 June 2023 |
| Date of certificate | 7 June 2023 |
| Type of assessment | RdSAP |