# **Energy performance certificate (EPC)**

31 Collinward Avenue NEWTOWNABBEY BT36 6DY

Energy rating

Valid until: 28 April 2035

Certificate number:

2137-5718-1211-4834-1651

Property type

Semi-detached house

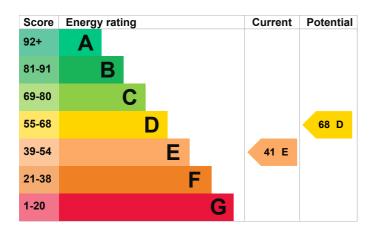
Total floor area

74 square metres

## **Energy rating and score**

This property's energy rating is E. 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
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 375 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,632 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 £714 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces	7.2 tonnes of CO2
This property's potential production	3.9 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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Typical installation cost	Typical yearly saving
£100 - £350	£47
£500 - £1,500	£230
£15 - £30	£16
£200 - £400	£25
£350 - £450	£190
£800 - £1,200	£94
£2,200 - £3,000	£111
£4,000 - £6,000	£58
£3,500 - £5,500	£417
	£100 - £350 £500 - £1,500 £15 - £30 £200 - £400 £350 - £450 £800 - £1,200 £2,200 - £3,000 £4,000 - £6,000

## 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	Shane McKenna
Telephone	07786051641
Email	shane@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	ECMK300715	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
Ahout this assessment		
About this assessment		
Assessor's declaration	No related party	
	No related party 29 April 2025	
Assessor's declaration		