

# Energy Performance Certificate (Residential)



## Search Details

**Prepared for:** TLT (NI)  
**Matter:** 012963/015042  
**Client address:** 20 Gresham Street, London, EC2V 7JE

### Property:

59 Rosebrook Grove, Carrickfergus, BT38 8NS

### Local Authority:

Vibrant Energy Matters  
2 Foxes Lane, Oakdale Business Park, Blackwood, Gwent, NP12 4AB

**Date Returned:**  
06/01/2022

**Property type:**  
Residential

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**InfoTrack Limited**, Level 11, 91 Waterloo Road, London, SE1 8RT  
**T:** 0207 186 8090 **E:** [helpdesk@infotrack.co.uk](mailto:helpdesk@infotrack.co.uk)

# Energy performance certificate (EPC)

59 Rosebrook Grove CARRICKFERGUS BT38 8NS	Energy rating <b>E</b>	Valid until: 4 January 2032 Certificate number: 8232-4329-7100-0634-2202
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## Property type

Top-floor flat

## Total floor area

45 square metres

## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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

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

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

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.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 413 kilowatt hours per square metre (kWh/m2).

▶ [What is primary energy use?](#)

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

## An average household produces

6 tonnes of CO2

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## This property produces

3.1 tonnes of CO2

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## This property's potential production

2.8 tonnes of CO2

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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.3 tonnes per year. This will help to protect the environment.

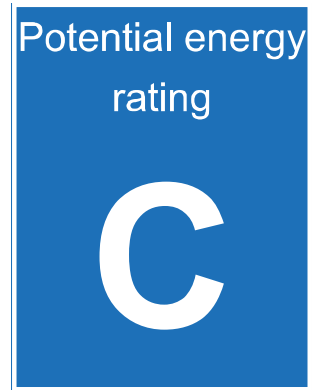
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## 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 (49) to C (76).

► [What is an energy rating?](#)



### Recommendation 1: Low energy lighting

Low energy lighting

#### Typical installation cost

£65

#### Typical yearly saving

£23

#### Potential rating after carrying out recommendation 1

50 | E

### Recommendation 2: High performance external doors

High performance external doors

#### Typical installation cost

£500

#### Typical yearly saving

£27

#### Potential rating after carrying out recommendations 1 and 2

51 | E

### Recommendation 3: Heat recovery system for mixer showers

Heat recovery system for mixer showers

#### Typical installation cost

£585 - £725

#### Typical yearly saving

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## Potential rating after carrying out recommendations 1 to 3

53 | E

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## Recommendation 4: High heat retention storage heaters

High heat retention storage heaters

### Typical installation cost

£1,200 - £1,800

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### Typical yearly saving

£512

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## Potential rating after carrying out recommendations 1 to 4

76 | C

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## 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

### Estimated yearly energy cost for this property

£1154

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### Potential saving

£604

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

Harri Molloy

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### Telephone

0845 0945 192

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### Email

[epcquery@vibrantenergymatters.co.uk](mailto:epcquery@vibrantenergymatters.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/024617

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

4 January 2022

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**Date of certificate**

5 January 2022

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**Type of assessment**

► [RdSAP](#)

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**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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.