

Energy Performance Certificate (Residential)



Search Details

Prepared for: TLT (NI)
Matter: 012963/015099
Client address: 20 Gresham Street, London, EC2V 7JE

Property:
41A, Mournebeg Drive, Newtownabbey, BT37 9LT

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

| | |
|-------------------------------------|--------------------------------------|
| Date Returned: 24/01/2022 | 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

Energy performance certificate (EPC)

41a Mournebeg Drive
NEWTOWNABBEY
BT37 9LT

Energy rating

E

Valid until: **20 January 2032**

Certificate number: **2496-3012-6209-3092-7204**

Property type

Ground-floor flat

Total floor area

55 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.](#)

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

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 c |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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

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 |
| 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 |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, limited insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 327 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property produces 3.0 tonnes of CO2

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

This property's potential production 2.6 tonnes of CO2

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

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.4 tonnes per year. This will help to protect the environment.

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

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.

An average household produces 6 tonnes of CO2

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 C (79).

| Recommendation | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Low energy lighting | £75 | £28 |
| 2. High performance external doors | £1,000 | £57 |
| 3. Heat recovery system for mixer showers | £585 - £725 | £49 |
| 4. High heat retention storage heaters | £1,200 - £1,800 | £469 |

Paying for energy improvements

Estimated energy use and potential savings

| | |
|--|-------|
| Estimated yearly energy cost for this property | £1133 |
|--|-------|

| | |
|------------------|------|
| 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 |
| Telephone | 0845 0945 192 |
| Email | epcquery@vibrantenergymatters.co.uk |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/024617 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|------------------|
| Assessor's declaration | No related party |
| Date of assessment | 21 January 2022 |
| Date of certificate | 21 January 2022 |

Type of assessment

[RdSAP](#)
