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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Energy performance certificate (EPC)

41a Mournebeg Drive NEWTOWNABBEY BT37 9LT

Energy rating

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.

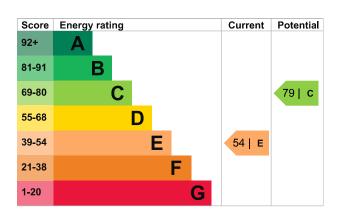
See how to improve this property's energy performance.

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



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's current environmental impact rating is D. 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

This property produces 3.0 tonnes of CO2

This property's potential production

2.6 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.4 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 (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 £1133 energy cost for this property

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/senergy_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 <u>epcquery@vibrantenergymatters.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/024617 Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

Assessment details

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

Type of assessment RdSAP