## **Energy performance certificate (EPC)**

9 Collinward Gardens NEWTOWNABBEY BT36 6DS Energy rating

Valid until:

14 November 2031

Certificate number: 7739-0339-1109-0915-1292

Property type

Semi-detached house

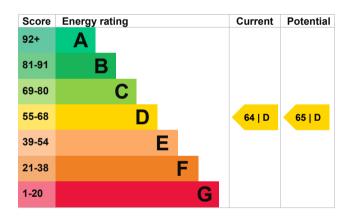
Total floor area

176 square metres

# **Energy efficiency rating for this property**

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

See how to improve this property's energy performance.



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

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
Walls	Average thermal transmittance 1.60 W/m²K	Poor
Roof	Average thermal transmittance 0.39 W/m²K	Average
Floor	Average thermal transmittance 0.45 W/m²K	Average
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

#### Primary energy use

The primary energy use for this property per year is 181 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	7.7 tonnes of CO2	
This property's current envirating is E. It has the poter	•	You could improve this prop	perty's CO2	
Properties get a rating from on how much carbon dioxi produce each year. CO2 h	de (CO2) they	emissions by making the suggested changes. This will help to protect the environment.		
produce each year. CO2 in	anns the environment.	Environmental impact ratings are based on		
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.		
This property produces	7.9 tonnes of CO2			

## Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£45	£105
2. Solar water heating	£4,000 - £6,000	£48
3. Solar photovoltaic panels	£3,500 - £5,500	£328

#### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1388
Potential saving if you complete every step in order	£105

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.

#### 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 Aaron Newell Telephone 08700 850490

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

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/006370 Telephone 01455 883 250

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

#### Assessment details

Assessor's declaration No related party
Date of assessment 15 November 2021
Date of certificate 15 November 2021

Type of assessment SAP