

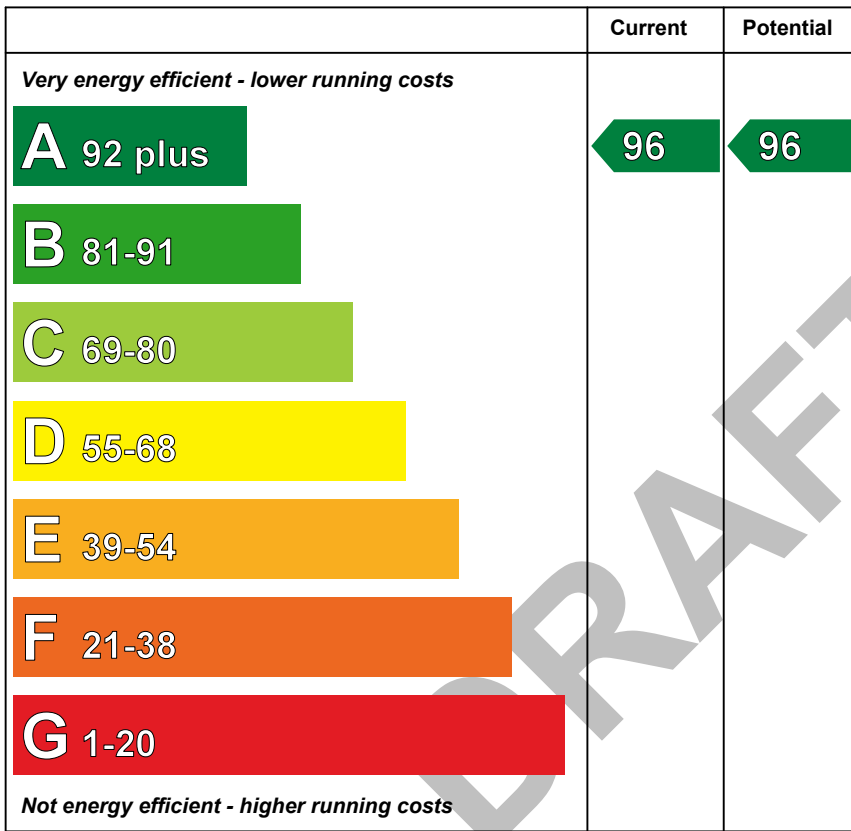
# Energy Performance Certificate

Northern Ireland

Adjacent to 59 Farm Lodge Drive  
Greenisland  
CARRICKFERGUS

Date of assessment: 06 April 2023  
Date of certificate: 22 January 2024  
Reference number:  
Accreditation scheme: Quidos  
Assessor's name:  
Assessor's accreditation number: QUID207656  
Employer/trading name:  
Employer/trading address:  
  
Related party disclosure: No related party

## Energy Efficiency Rating



## Technical Information

**Main heating type and fuel:** Heat pump/trydan  
**Total floor area:** 278 m<sup>2</sup>  
**Approximate energy use:** 18 kWh/m<sup>2</sup> per year  
**Approximate CO<sub>2</sub> emissions:** 3 kg/m<sup>2</sup> per year  
**Dwelling type:** Detached house

## Benchmarks

Typical new build **80**  
Average for Northern Ireland **57**

The approximate energy use and CO<sub>2</sub> emissions are per square metre of floor area based on fuel costs for the heating, ventilation, hot water and lighting systems. The rating can be compared to two benchmarks: one that would be attained by a typical new dwelling with oil heating constructed to the minimum standards of the building regulations current at the date of the assessment and the second is the average for the housing stock in Northern Ireland.

### Estimated energy used, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	18 kWh/m <sup>2</sup> per year	18 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	0.9 tonnes per year	0.9 tonnes per year
Lighting	£254 per year	£254 per year
Heating	£1455 per year	£1455 per year
Hot water	£315 per year	£315 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

### About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Quidos, to a scheme authorised by the Government. This certificate was produced using the SAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008. A copy of the certificate has been lodged on a national register.

### If you have a complaint or wish to confirm that this certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at together with details of their procedures for confirmation authenticity of a certificate and for making complaint.

### About the building's performance ratings

The ratings on the certificate proved a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band D (rating 57).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd)

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.



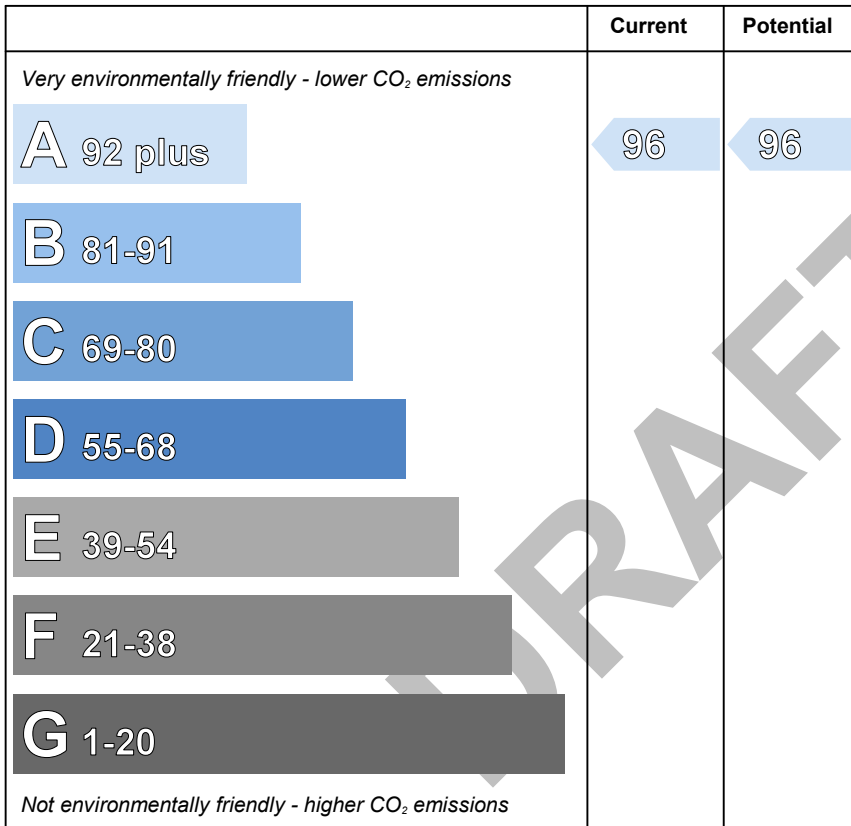
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **[www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)**

**About the impact of buildings on the environment**

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

**Environmental Impact (CO<sub>2</sub>) Rating**



**Visit the government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd) to:**

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

**Recommended measurers to improve this home's energy performance**

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**Summary of this home's energy performance related features**

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.15 W/m <sup>2</sup> K	★★★★★	★★★★★
Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	★★★★★	★★★★★
Floor	Average thermal transmittance 0.15 W/m <sup>2</sup> K	★★★★★	★★★★★
Windows	High performance glazing	★★★★★	★★★★★
Main heating	Heat pump/trydan	★★★★★	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	None	-	-
Hot water	From main system	★★★★☆	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★
Air tightness	Air permeability 5.0 m <sup>3</sup> /h.m <sup>2</sup> (assumed)	★★★★☆	★★★★☆

**Current energy efficiency rating** A 96

**Current environmental impact (CO<sub>2</sub>) rating** A 96

Thermal transmittance is a measure of the rate of heat loss through a building fabric; the lower the value the better the energy performance.  
Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

**Low and zero carbon energy sources**

The following low or zero carbon energy sources are provided for this home:

- Air source heat pump
- Solar photovoltaics

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Recommendations

## Recommendations

None.

## Further measures to achieve even higher standards

None.

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**About the cost effective measures to improve this home's performance ratings**

Not applicable

**About the further measures to achieve even higher standards**

Not applicable

**What can I do today?**

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO<sub>2</sub> emissions. The papers you are given by the builder and the warranty provider will help you in this.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.

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