

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 97b Shore Road<br>Greenisland<br>CARRICKFERGUS<br>BT38 8TZ | Energy rating<br><b>D</b> | Valid until: <b>2 July 2033</b><br><hr/> Certificate number: <b>0874-0018-1203-9737-5204</b> |
|--|---------------------------|--|

Property type

Ground-floor flat

Total floor area

69 square metres

## Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 55 D    | 58 D      |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature              | Description   | Rating    |
|----------------------|---|-----------|
| Wall                 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Window               | Fully double glazed                                     | Average   |
| Main heating         | Electric storage heaters                                | Average   |
| Main heating control | Manual charge control                                   | Poor      |
| Hot water            | Electric immersion, off-peak                            | Very poor |
| Lighting             | Low energy lighting in all fixed outlets                | Very good |
| Roof                 | (another dwelling above)                                | N/A       |
| Floor                | Solid, no insulation (assumed)                          | N/A       |
| Secondary heating    | Portable electric heaters (assumed)                     | N/A       |

### Primary energy use

The primary energy use for this property per year is 457 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated

---

## How this affects your energy bills

An average household would need to spend **£2,178 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £157 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 5.3 tonnes of CO<sub>2</sub>

This property's potential production 5.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

| Step                                      | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase hot water cylinder insulation | £15 - £30                 | £157                  |
| 2. Floor insulation (solid floor)         | £4,000 - £6,000           | £80                   |
| 3. Internal or external wall insulation   | £4,000 - £14,000          | £497                  |
| 4. Gas condensing boiler                  | £3,000 - £7,000           | £567                  |

### Help paying for energy improvements

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

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |  |
|-----------------|--|
| Assessor's name | Robert Mcfarland   |
| Telephone       | 02838 394 090  |
| Email           | <a href="mailto:robert@energycontrolireland.co.uk">robert@energycontrolireland.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO006945   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 3 July 2023           |
| Date of certificate    | 3 July 2023           |
| Type of assessment     | <a href="#">RdSAP</a> |

---