Energy performance certificate (EPC)

6, Copperwood Road CARRICKFERGUS BT38 9EU Energy rating

Valid until: 14 November 2026

Certificate number: 9786-0829-6389-6974-9992

Property type

Semi-detached house

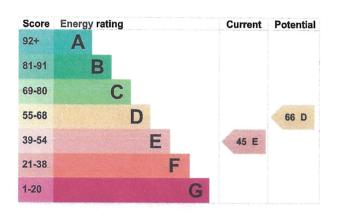
Total floor area

129 square metres

Energy rating and score

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

See how to improve this property's energy efficiency.



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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	NA

Primary energy use

The primary energy use for this property per year is 286 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,547 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 £566 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 environmental impact rating is F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	10.0 tonnes of CO2
This property's potential production	6.5 tonnes of CO2

You could improve this property's CO2 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. Low energy lighting	£20	£19
2. Heating controls (room thermostat and TRVs)	£350 - £450	£239
3. Condensing boiler	£2,200 - £3,000	£258
4. Replacement glazing units	£1,000 - £1,400	£50
5. Floor insulation (solid floor)	£4,000 - £6,000	£25
6. Solar water heating	£4,000 - £6,000	£47
7. Solar photovoltaic panels	£5,000 - £8,000	£275

Help 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.

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	Nicholas White
Telephone	02893 363 931
Email	nick@huntercampbell.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015551
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	Owner or Director of the organisation dealing with
	the property transaction
Date of assessment	_
Date of assessment Date of certificate	the property transaction