Energy performance certificate (EPC)

134 Forthill Drive **NEWTOWNABBEY BT36 6QS**

Energy rating

Valid until:

20 April 2032

Certificate number: 2553-2815-5111-5221-5100

Property type

Mid-terrace house

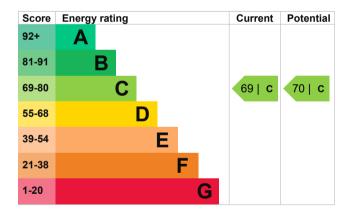
Total floor area

81 square metres

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

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

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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 30% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 225 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	3.2 tonnes of CO2
This property's current envirating is C. It has the potent	•	This property's potential production	3.1 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommend</u> could reduce this property's 0.1 tonnes per year. This wenvironment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact ratin assumptions about average	•
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	reflect how energy is

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 C (69) to C (70).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£35	£41
2. Solar water heating	£4,000 - £6,000	£24
3. Solar photovoltaic panels	£3,500 - £5,500	£336

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£810
Potential saving	£42

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 <u>how to improve this property's energy performance</u>.

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 John Wilson Telephone 07540070480

Email john@emberenergyni.co.uk

Accreditation scheme contact details

Accreditation scheme ECMK

 Assessor ID
 ECMK304479

 Telephone
 0333 123 1418

 Email
 info@ecmk.co.uk

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
21 April 2022
21 April 2022

RdSAP