Energy performance certificate (EPC)

14 Fernagh Gardens NEWTOWNABBEY BT37 0BL Energy rating

Valid until: 5 September 2034

Certificate number:

2415-2434-1118-1240-1108

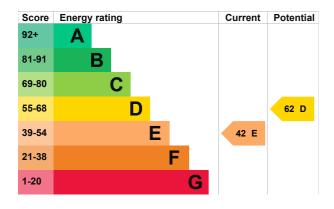
Property type Mid-terrace house

Total floor area 85 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	System built, as built, partial insulation (assumed)	Average	
Roof	Flat, limited insulation (assumed)	Poor	
Window	Single glazed	Very poor	
Main heating	Boiler and radiators, oil	Average	
Main heating control	Programmer, no room thermostat	Very poor	
Hot water	From main system, no cylinder thermostat	Poor	
Lighting	Low energy lighting in 29% of fixed outlets	Average	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A	

Primary energy use

The primary energy use for this property per year is 325 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,908 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 £658 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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	7.0 tonnes of CO2	
This property's potential production	4.5 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£53
2. Draught proofing	£80 - £120	£83
3. Low energy lighting	£25	£62
4. Hot water cylinder thermostat	£200 - £400	£29
5. Heating controls (room thermostat and TRVs)	£350 - £450	£241
6. Flat roof or sloping ceiling insulation	£850 - £1,500	£88
7. Condensing boiler	£2,200 - £3,000	£102
8. Solar water heating	£4,000 - £6,000	£69
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£141
10. Solar photovoltaic panels	£3,500 - £5,500	£502

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	Ross Lindsay
Telephone	07935489951
Email	ross@emberenergyni.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	ECMK	
Assessor's ID	ECMK302153	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	6 September 2024	
Date of certificate	6 September 2024	
Type of assessment	RdSAP	