Energy performance certificate (EPC)

9, Queen Street CARRICKFERGUS BT38 8AP Energy rating

Valid until:

29 August 2033

Certificate number: 0157-3828-1600-0740-4272

Property type

Mid-terrace house

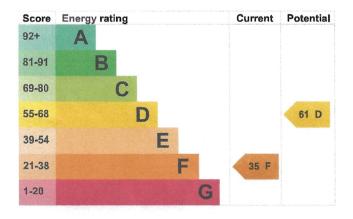
Total floor area

92 square metres

Energy rating and score

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

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



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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	NA A STATE OF THE PARTY OF THE
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 347 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,719 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 £1,066 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 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. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	8.4 tonnes of CO2	
This property's potential	5.1 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. Increase hot water cylinder insulation	£15 - £30	£41
2. Low energy lighting	£20	£50
3. Room-in-roof insulation	£1,500 - £2,700	£667
4. Condensing boiler	£2,200 - £3,000	£309
5. Floor insulation (solid floor)	£4,000 - £6,000	£51
6. Solar water heating	£4,000 - £6,000	£89
7. Internal or external wall insulation	£4,000 - £14,000	£313
8. Solar photovoltaic panels	£3,500 - £5,500	£656

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 Jim Rennicks
Telephone 07811349012

Email jimren 2004@yahoo.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 Stroma Certification Ltd

Assessor's ID STRO010754
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

No related party
30 August 2023

Date of certificate

30 August 2023

Type of assessment RdSAP