

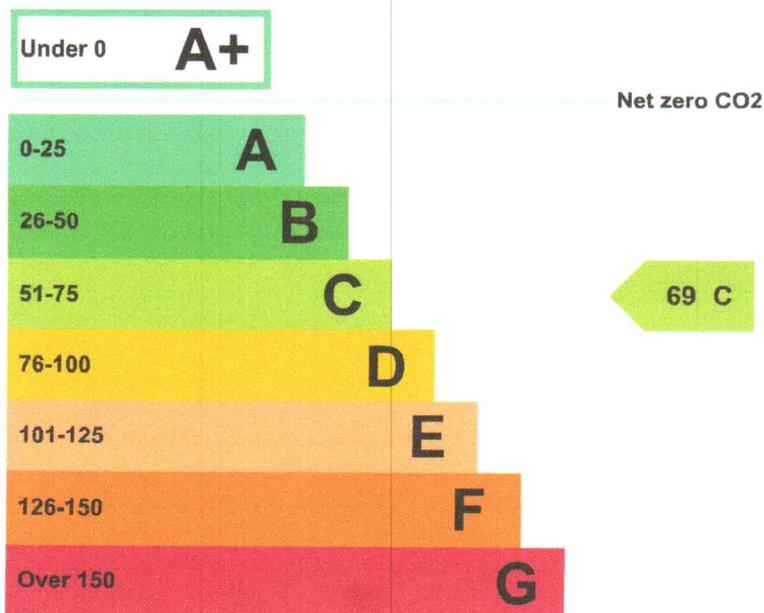
Energy performance certificate (EPC)

32 North Street CARRICKFERGUS BT38 7AQ	Energy rating	Valid until:	19 May 2034
	C	Certificate number:	6785-6229-1058-2999-2753

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	26 square metres

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	101.23
Primary energy use (kWh/m ² per year)	572

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1237-5049-7889-4531-6305\)](#).

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	Shane McKenna
Telephone	07786051641
Email	shane@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	ECMK300715
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Ember Energy NI
Employer address	8 The Mount Belfast BT5 4NA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 May 2024
Date of certificate	20 May 2024

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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Energy performance certificate (EPC) recommendation report

32 North Street
CARRICKFERGUS
BT38 7AQ

Report number
1237-5049-7889-4531-6305

Valid until
19 May 2034

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6785-6229-1058-2999-2753\)](#).

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Install more efficient water heater.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider replacing T8HF lighting with LED fittings	Medium
External walls are of solid construction - consider internal insulation	Medium

Property and report details

Report issued on	20 May 2024
Total useful floor area	26 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v4.1.h.0

Assessor's details

Assessor's name	Shane McKenna
Telephone	07786051641
Email	shane@emberenergy.co.uk
Employer's name	Ember Energy NI
Employer's address	8 The Mount Belfast BT5 4NA
Assessor ID	ECMK300715
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK

Other reports for this property

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