# Energy performance certificate (EPC)

19 MEADOWLANDS
NEWTOWNABBEY
BT37 0UR

Energy rating

E

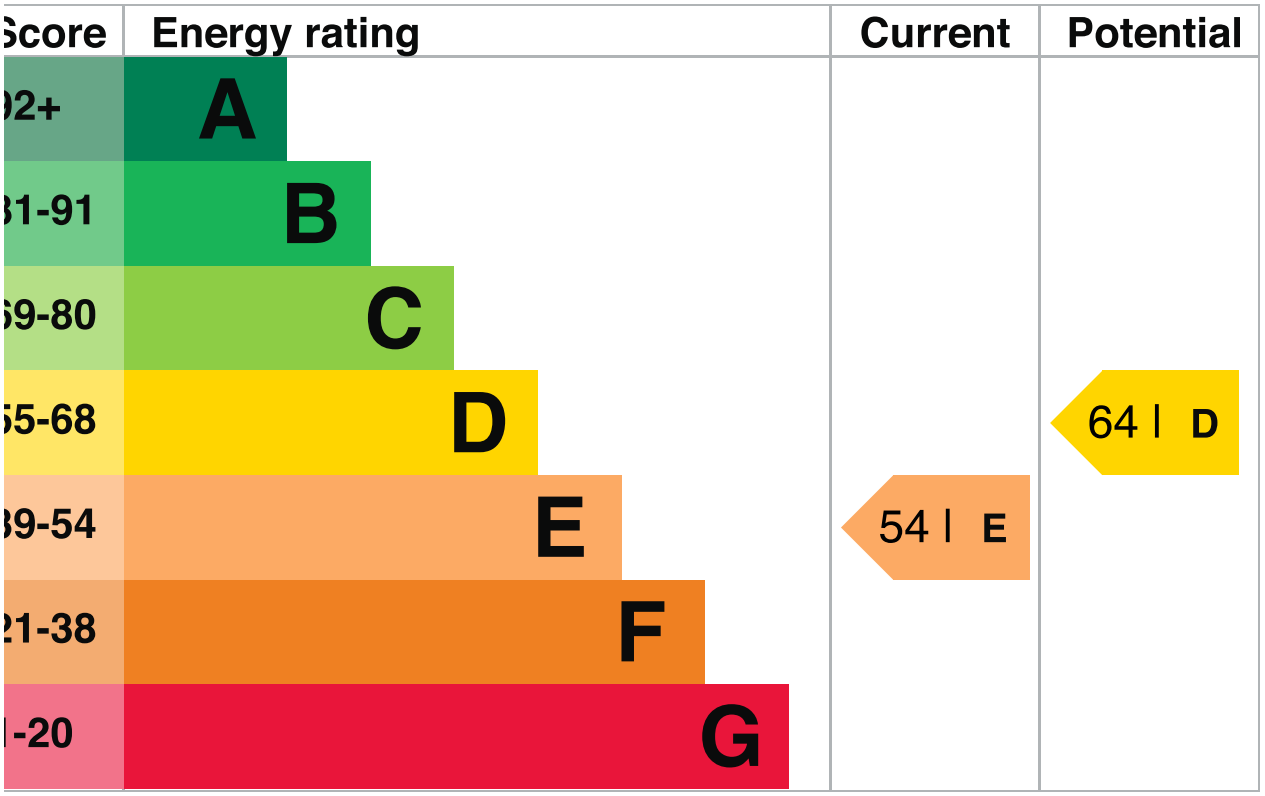
| Valid until | Certificate number |
| --- | --- |
| **9 May 2031** | **0070-2030-4150-2599-5841** |

| | |
| --- | --- |
| **roperty type** | Detached house |
| **otal floor area** | 171 square metres |

### nergy efficiency rating for this property

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

e how to improve this property's energy performance.




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

operties are given a rating from A (most efficient) to G (least efficient).

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

### eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a ature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

ıen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

| ature | Description | Rating |
|---|---|---|
| all | Cavity wall, as built, insulated (assumed) | Good |
| oof | Pitched, 150 mm loft insulation | Good |
| ndow | Fully double glazed | Average |
| ain heating | Boiler and radiators, oil | Average |
| ain heating control | Programmer, TRVs and bypass | Average |
| t water | From main system | Poor |
| ghting | Low energy lighting in 58% of fixed outlets | Good |
| oor | Solid, limited insulation (assumed) | N/A |
| oor | To unheated space, limited insulation (assumed) | N/A |
| condary heating | Room heaters, wood logs | N/A |

# rimary energy use

e primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

### nvironmental impact of this property

ıe of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in c mes produces over a quarter of the UK’s CO2 emissions.

| | |
|---|---|
| **n average household roduces** | 6 tonnes of CO2 |
| **his property produces** | 8.0 tonnes of CO2 |
| **his property’s potential roduction** | 6.2 tonnes of CO2 |

making the recommended changes, you could reduce this property’s CO2 emissions by 1.8 tonnes per year. This will help t otect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy is consumed by the people living at the property.

## ow to improve this property's energy performance

aking any of the recommended changes will improve this property's energy efficiency.

ou make all of the recommended changes, this will improve the property's energy rating and ore from E (54) to D (64).

Potential energy rating

D

What is an energy rating?

## ecommendation 1: Increase loft insulation to 70 mm

crease loft insulation to 270 mm

| | |
|---|---|
| **ypical installation cost** | £100 - £350 |
| **ypical yearly saving** | £41 |
| **otential rating after carrying out ecommendation 1** | 56 I D |

## ecommendation 2: Low energy lighting

w energy lighting

| | |
|---|---|
| **ypical installation cost** | £55 |
| **ypical yearly saving** | £38 |
| **otential rating after carrying out ecommendations 1 and 2** | 56 I D |

## ecommendation 3: Heating controls (room thermostat)

ating controls (room thermostat)

| | |
|---|---|
| **ypical installation cost** | £350 - £450 |
| **ypical yearly saving** | £75 |

| otential rating after carrying out ecommendations 1 to 3 | 59 I D |
|---|---|

## ecommendation 4: Replace boiler with new condensing boiler

ndensing boiler

| ypical installation cost | £2,200 - £3,000 |
|---|---|
| ypical yearly saving | £145 |
| otential rating after carrying out ecommendations 1 to 4 | 64 I D |

## ecommendation 5: Floor insulation (solid floor)

or insulation (solid floor)

| ypical installation cost | £4,000 - £6,000 |
|---|---|
| ypical yearly saving | £37 |
| otential rating after carrying out ecommendations 1 to 5 | 65 I D |

## ecommendation 6: Solar water heating

lar water heating

| ypical installation cost | £4,000 - £6,000 |
|---|---|
| ypical yearly saving | £44 |
| otential rating after carrying out ecommendations 1 to 6 | 66 I D |

## ecommendation 7: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

| | |
|---|---|
| ypical installation cost | £3,500 - £5,500 |
| ypical yearly saving | £331 |
| otential rating after carrying out ecommendations 1 to 7 | 73 I C |

# aying for energy improvements

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

### stimated energy use and potential savings

| | |
|---|---|
| stimated yearly energy cost for this roperty | £1541 |
| otential saving | £300 |

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

# leating use in this property

ating a property usually makes up the majority of energy costs.

## otential energy savings by installing insulation

e assessor did not find any opportunities to save energy by installing insulation in this property.

### ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## ssessor contact details

| | |
|---|---|
| **ssessor's name** | Matthew Symons |
| **elephone** | 07968246514 |
| **mail** | studio@mattsymons.com |

## ccreditation scheme contact details

| | |
|---|---|
| **ccreditation scheme** | Stroma Certification Ltd |
| **ssessor ID** | STRO018967 |
| **elephone** | 0330 124 9660 |
| **mail** | certification@stroma.com |

## ssessment details

| | |
|---|---|
| **ssessor's declaration** | No related party |
| **ate of assessment** | 10 May 2021 |
| **ate of certificate** | 10 May 2021 |
| **ype of assessment** | ▶ RdSAP |

### ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.