

# Energy performance certificate (EPC)

59, Abbots Gardens NEWTOWNABBEY BT37 9QZ	Energy rating <b>D</b>	Valid until: 29 April 2024  Certificate number: 7409-8071-0224-6694-2940
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Property type	Mid-terrace house
Total floor area	65 square metres

### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 <b>C</b>
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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	Cavity wall, as built, no insulation (assumed)	Poor

Feature	Description	Rating
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 236 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

### How this affects your energy bills

An average household would need to spend **£712 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 £132 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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 D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	2.9 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	2.3 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

► [Do I need to follow these steps in order?](#)

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## Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£69.39
Potential rating after completing step 1	<b>68 D</b>

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## Step 2: Floor insulation

Typical installation cost	£800 - £1,200
Typical yearly saving	£20.74
Potential rating after completing steps 1 and 2	<b>71 C</b>

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## Step 3: Low energy lighting

Typical installation cost	£20
Typical yearly saving	£17.54
Potential rating after completing steps 1 to 3	<b>69 C</b>

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## Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£25.11
Potential rating after completing steps 1 to 4	<b>70 C</b>

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## Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£22.44
Potential rating after completing steps 1 to 5	<b>72 C</b>

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## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£9,000 - £14,000
Typical yearly saving	£226.25

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Potential rating after completing steps 1 to 6

84 B

## Step 7: Wind turbine

Typical installation cost £1,500 - £4,000

Typical yearly saving £20.07

Potential rating after completing steps 1 to 7

85 B

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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	John Mullan
Telephone	08450945192
Email	<a href="mailto:j.mullan@fa-vibrantenergymatters.co.uk">j.mullan@fa-vibrantenergymatters.co.uk</a>

## 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	STRO013539
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	30 April 2014
Date of certificate	30 April 2014
Type of assessment	► <a href="#">RdSAP</a>

### 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](mailto: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 \(/service-performance\)](#)

## **OGL**

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