

Energy performance certificate (EPC)

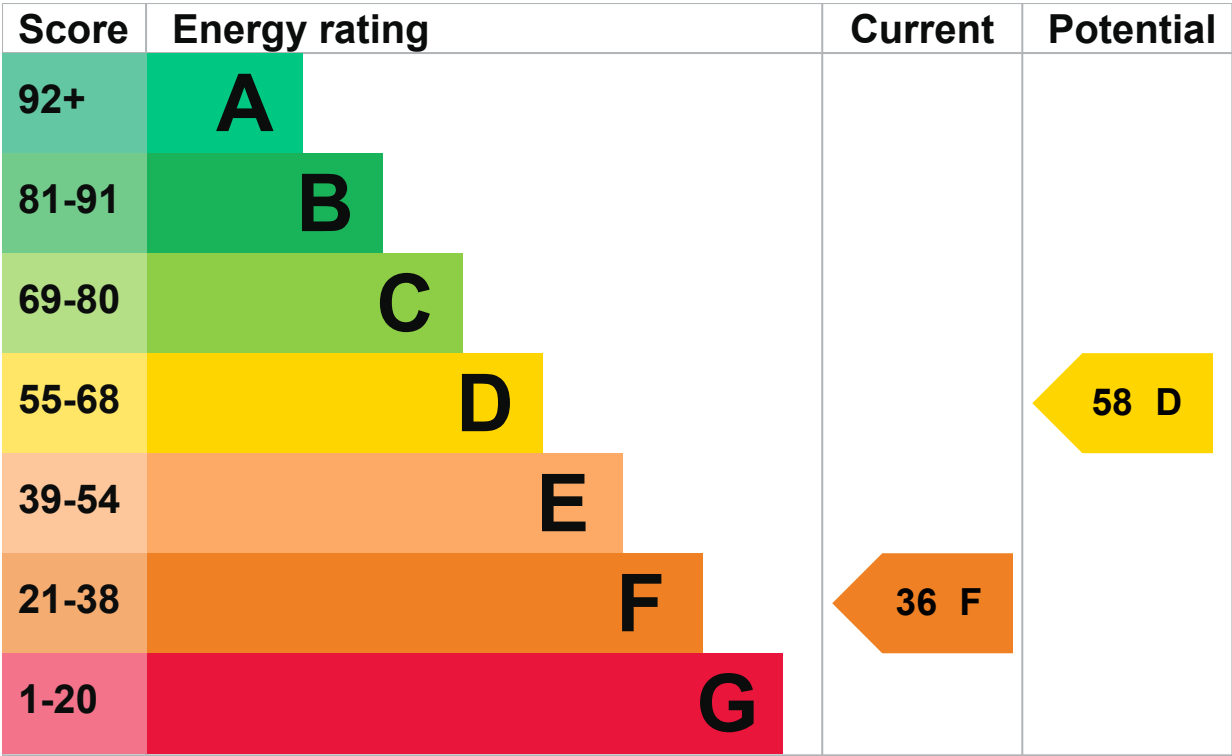
8 Bracken Drive NEWTOWNABBEY BT37 9PR	Energy rating F	Valid until: 20 May 2035
		Certificate number: 0360-2529-8550-2625-1031

Property type	Mid-terrace house
Total floor area	93 square metres

Energy rating and score

This property's energy rating is F. 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	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 646 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£3,170 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 £1,136 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 F.

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 CO ₂
This property produces	10.0 tonnes of CO ₂
This property's potential production	7.4 tonnes of CO ₂

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

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

Step 1: Low energy lighting

Typical installation cost	£55
---------------------------	-----

Typical yearly saving	£75
-----------------------	-----

Potential rating after completing step 1	37 F
--	------

Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
---------------------------	---------------

Typical yearly saving	£258
-----------------------	------

Potential rating after completing steps 1 and 2	41 E
---	------

Step 3: High heat retention storage heaters

Typical installation cost	£2,000 - £3,000
---------------------------	-----------------

Typical yearly saving	£805
-----------------------	------

Potential rating after completing steps 1 to 3	58 D
--	------

Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
---------------------------	-----------------

Typical yearly saving	£102
-----------------------	------

Potential rating after completing steps 1 to 4	60 D
--	------

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
---------------------------	-----------------

Typical yearly saving	£452
-----------------------	------

Potential rating after completing steps 1 to 5
--

70 C

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	Richard Gallagher
-----------------	-------------------

Telephone	07530 113548
-----------	--------------

Email	rickygallagher@gmail.com
-------	--

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
----------------------	-----------------------------

Assessor's ID	EES/017768
---------------	------------

Telephone	01455 883 250
-----------	---------------

Email	enquiries@elmhurstenergy.co.uk
-------	--

About this assessment

Assessor's declaration	No related party
------------------------	------------------

Date of assessment	21 May 2025
--------------------	-------------

Date of certificate

21 May 2025

Type of assessment▶ [RdSAP](#)

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 mhclg.digital-services@communities.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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)