

Energy performance certificate (EPC)

10 Old Irish Highway NEWTOWNABBEY BT37 9LF	Energy rating F	Valid until: 27 October 2031
		Certificate number: 9070-2833-7100-2529-6835

Property type	Detached bungalow
Total floor area	99 square metres

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	23 F	
1-20	G		

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
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, no insulation (assumed)	Very poor
Window	Some double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 415 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,649 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 £573 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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	11.0 tonnes of CO ₂
This property's potential production	7.1 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: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£55
Potential rating after completing step 1	25 F

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£189
Potential rating after completing steps 1 and 2	32 F

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£45
Potential rating after completing steps 1 to 3	34 F

Step 4: Low energy lighting

Typical installation cost	£60
Typical yearly saving	£44
Potential rating after completing steps 1 to 4	35 F

Step 5: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£26
Potential rating after completing steps 1 to 5	36 F

Step 6: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
---------------------------	-------------

Typical yearly saving	£213
-----------------------	------

Potential rating after completing steps 1 to 6	45 E
--	------

Step 7: Floor insulation (solid floor)

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

Typical yearly saving	£88
-----------------------	-----

Potential rating after completing steps 1 to 7	50 E
--	------

Step 8: Solar water heating

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

Typical yearly saving	£69
-----------------------	-----

Potential rating after completing steps 1 to 8	54 E
--	------

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
---------------------------	-----------------

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

Potential rating after completing steps 1 to 9	58 D
--	------

Step 10: Gas condensing boiler

Typical installation cost	£3,000 - £7,000
---------------------------	-----------------

Typical yearly saving	£135
-----------------------	------

Potential rating after completing steps 1 to 10	73 C
---	------

Step 11: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving	£335
-----------------------	------

Potential rating after completing steps 1 to 11	82 B
---	------

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	Robert Mcfarland
Telephone	02838 394 090
Email	robert@energycontrolireland.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	STRO006945
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	27 October 2021
Date of certificate	28 October 2021
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 \(/service-performance\)](#)

OGL

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



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework)