

# Energy performance certificate (EPC)

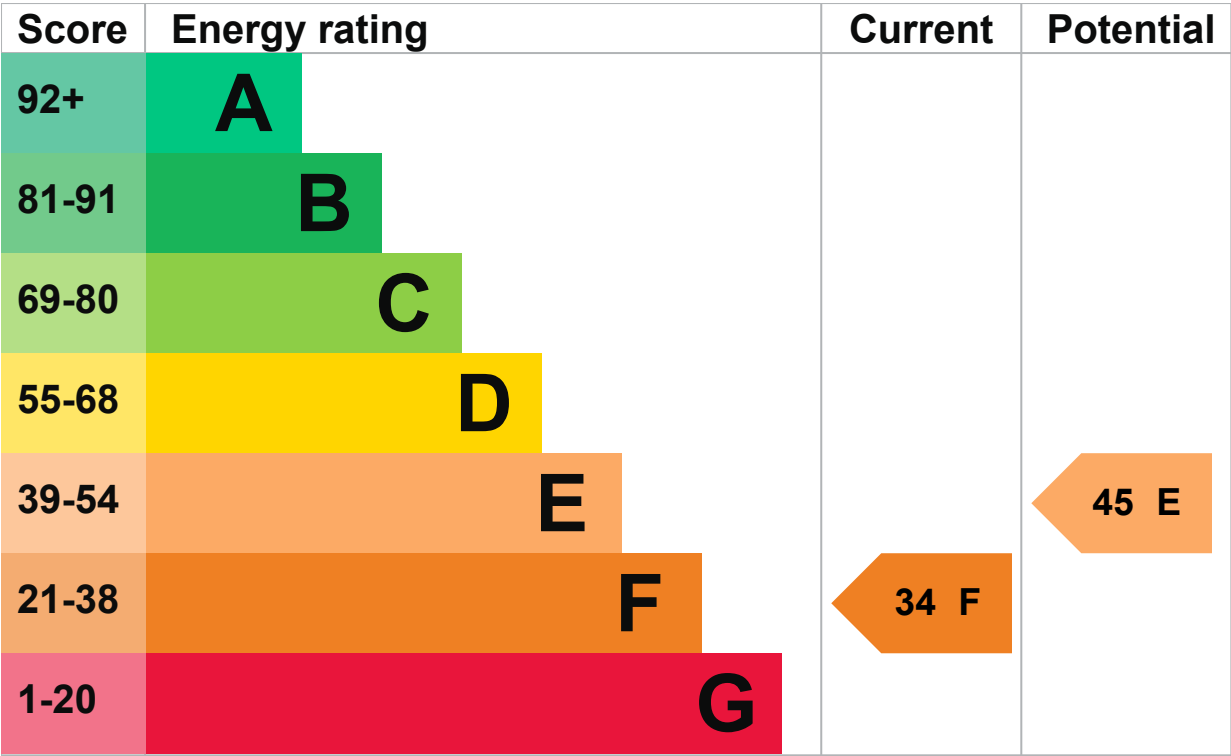
14 Lenamore Avenue NEWTOWNABBEY BT37 0PF	Energy rating <b>F</b>	Valid until:	23 February 2033
		Certificate number:	8400-2379-0122-4221-3273

Property type	Detached house
Total floor area	309 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.](#)



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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Poor

Feature	Description	Rating
Roof	Roof room(s), limited insulation	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

## Primary energy use

The primary energy use for this property per year is 284 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [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 **£7,037 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 £1,348 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	25.0 tonnes of CO2
<b>This property's potential production</b>	20.0 tonnes of CO2

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: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£138
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Potential rating after completing step 1	35 F
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## Step 2: Draught proofing

Typical installation cost	£80 - £120
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Typical yearly saving	£126
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Potential rating after completing steps 1 and 2	36 F
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## Step 3: Heating controls (room thermostat)

Typical installation cost	£350 - £450
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Typical yearly saving	£323
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Potential rating after completing steps 1 to 3	38 F
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## Step 4: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
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Typical yearly saving	£471
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Potential rating after completing steps 1 to 4	43 E
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## Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£290
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Potential rating after completing steps 1 to 5
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45 E
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## Step 6: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£176
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Potential rating after completing steps 1 to 6
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47 E
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## Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£91
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Potential rating after completing steps 1 to 7
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48 E
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## Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£152
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Potential rating after completing steps 1 to 8
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50 E
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## Step 9: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,224
Potential rating after completing steps 1 to 9	<b>62 D</b>

## Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£646
Potential rating after completing steps 1 to 10	<b>66 D</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	Christopher Smyth
Telephone	07870437496
Email	<a href="mailto:info@belfast-epc.com">info@belfast-epc.com</a>

### 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/017195
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

# About this assessment

Assessor's declaration

No related party

Date of assessment

23 February 2023

Date of certificate

24 February 2023

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](mailto: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.



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**OG**

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