Energy performance certificate (EPC)

20 Rodgers Bay
CARRICKFERGUS
BT38 8GG

Energy rating
Certificate number:

Valid until: 17 September 2033

Certificate 9681-3030-4201-7697-2200
number:

Property type

End-terrace house

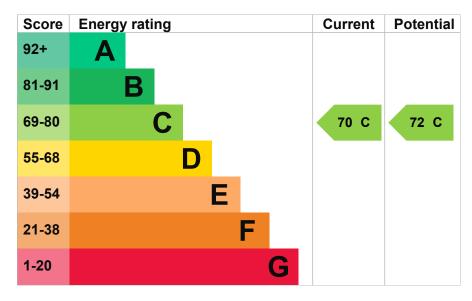
Total floor area

87 square metres

Energy rating and score

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

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, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 226 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,820 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 £137 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 current 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 (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

3.5 tonnes of CO2

This property's potential production

3.2 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.

▶ Do I need to follow these steps in order?

Step 1: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£70

Potential rating after completing step 1



Step 2: Replacement glazing units

Typical installation cost

£1,000 - £1,400

Typical yearly saving

£67

Potential rating after completing steps 1 and 2



Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£80

Potential rating after completing steps 1 to 3



Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£654

Potential rating after completing steps 1 to 4



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). 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

Nicholas White

Telephone

02893 363 931

Email

nick@huntercampbell.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

Elmhurst Energy Systems Ltd

Assessor's ID

EES/015551

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

Owner or Director of the organisation dealing with the property transaction

Date of assessment

18 September 2023

Date of certificate

18 September 2023

Type of assessment



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 <u>dluhc.digital-services@levellingup.gov.uk</u> 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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