

# Energy performance certificate (EPC)

28 Carnreagh  
HILLSBOROUGH  
BT26 6LJ

Energy rating

**F**

Valid until:

8 April 2034

Certificate  
number:

2648-9169-1940-1645-  
1166

Property type

Detached house

Total floor area

150 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		67 D
39-54	<b>E</b>		
21-38	<b>F</b>	26 F	
1-20	<b>G</b>		

## 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, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
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 all fixed outlets	Very good
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 366 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

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## How this affects your energy bills

An average household would need to spend **£3,429 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 £1,921 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 15.0 tonnes of CO<sub>2</sub>

This property's potential production 6.1 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£74
2. Cavity wall insulation	£500 - £1,500	£645
3. Heating controls (room thermostat and TRVs)	£350 - £450	£288
4. Flat roof or sloping ceiling insulation	£850 - £1,500	£58
5. Floor insulation (suspended floor)	£800 - £1,200	£220
6. Heat recovery system for mixer showers	£585 - £725	£46
7. Condensing boiler	£2,200 - £3,000	£589
8. Solar water heating	£4,000 - £6,000	£54
9. Solar photovoltaic panels	£3,500 - £5,500	£531

## 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	Ronnie Watson
Telephone	07925226876
Email	<a href="mailto:ronnie@eassni.com">ronnie@eassni.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	ECMK
Assessor's ID	ECMK302219
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	9 April 2024
Date of certificate	9 April 2024
Type of assessment	<a href="#">RdSAP</a>