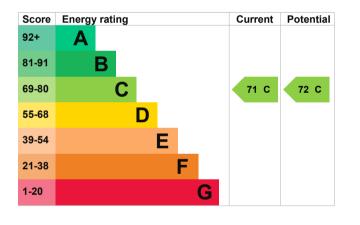
Energy performance certificate (EPC)				
1b Second Avenue Bay Lands BANGOR BT20 5JZ	Energy rating	Valid until: 4 April 2032		
B120 332		Certificate number: 3201-2548-8922-1706-0423		
Property type	Semi-detached house			
Total floor area		166 square metres		

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	To unheated space, insulated (assumed)	N/A
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 195 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,193 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 £94 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces	5.7 tonnes of CO2 5.5 tonnes of CO2
This property's potential production	
You could improve this pro emissions by making the se This will help to protect the	uggested changes.
These ratings are based or	•
average occupancy and en living at the property may u of energy.	
	This property's potential production You could improve this pro emissions by making the si This will help to protect the These ratings are based or average occupancy and er living at the property may u

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£210	£95
2. Solar water heating	£4,000 - £6,000	£42
3. Solar photovoltaic panels	£3,500 - £5,500	£353

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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
Telephone
Email

Jim Rennicks 07811349012 jimren_2004@yahoo.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 Assessor's ID Telephone Email Stroma Certification Ltd STRO010754 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 4 April 2022 5 April 2022 RdSAP