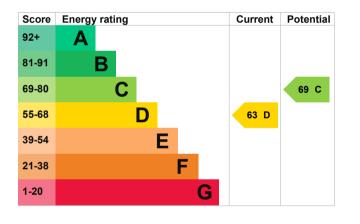
Energy performance certificate (EPC)				
15 Station Road BANGOR BT19 1HD	Energy rating	Valid until: 12 September 2033		
עחו פו וס		Certificate number: 9479-3030-4201-0697-1204		
Property type	Detached bungalow			
Total floor area	97 square metres			

Energy rating and score

This property's current energy rating is D. 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, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 256 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,328 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 £441 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.

of energy.

living at the property may use different amounts

Impact on the environment This property produces 4.6 tonnes of CO2 This property's current environmental impact rating is D. It has the potential to be D. This property's potential 3.7 tonnes of CO2 production Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they You could improve this property's CO2 produce each year. CO2 harms the environment. emissions by making the suggested changes. This will help to protect the environment. **Carbon emissions** These ratings are based on assumptions about An average household 6 tonnes of CO2 average occupancy and energy use. People produces

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£71
2. Low energy lighting	£100	£83
3. Floor insulation (suspended floor)	£800 - £1,200	£287
4. Solar water heating	£4,000 - £6,000	£81
5. Solar photovoltaic panels	£3,500 - £5,500	£666

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

Kyle Carpenter 07517 235 700 graham.carpenter@watts.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 Elmhurst Energy Systems Ltd EES/024733 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 13 September 2023 13 September 2023 RdSAP