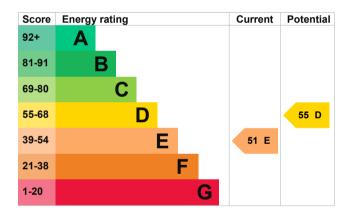
Energy performance certificate (EPC)				
3 Bennet Wood Helens Bay BANGOR BT19 1JX	Energy rating	Valid until: <b>11 September 2033</b> Certificate number: <b>7606-1557-8102-0101-8506</b>		
Property type	Detached house			
Total floor area		242 square metres		

## **Energy rating and score**

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

<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, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, 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 211 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £3,829 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 £361 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		13.0 tonnes of CO2	
	This property's potential production	12.0 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
	This will help to protect the	e environment.	
6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.		
	ronmental impact ial to be E. A (best) to G (worst) e (CO2) they rms the environment.	ronmental impact ial to be E.This property's potential productionA (best) to G (worst) e (CO2) they irms the environment.You could improve this pro- emissions by making the s This will help to protect the These ratings are based o average occupancy and en living at the property may be	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£85	£124
2. Floor insulation (suspended floor)	£800 - £1,200	£238
3. Solar water heating	£4,000 - £6,000	£91
4. 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

Chris McLean 07751695309 <u>chris.mclean54@yahoo.co.uk</u>

#### 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 Quidos Limited QUID209992 01225 667 570 info@quidos.co.uk

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 6 September 2023 12 September 2023 RdSAP