

# Energy performance certificate (EPC)

3, Station Square Helens Bay BANGOR BT19 1TN	Energy rating <b>F</b>	Valid until: <b>14 December 2029</b>
		Certificate number: <b>9277-2907-0321-9591-9165</b>

Property type Semi-detached house

Total floor area 103 square metres

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		40 E
21-38	F	32 F	
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 36% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 348 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,473 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 £210 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 environmental impact rating is F. It has the potential to be F.

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

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	9.4 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	8.2 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

► [Do I need to follow these steps in order?](#)

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## Step 1: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£28
Potential rating after completing step 1	<b>33 F</b>

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## Step 2: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£40
Potential rating after completing steps 1 and 2	<b>34 F</b>

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## Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£142
Potential rating after completing steps 1 to 3	<b>40 E</b>

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## Step 4: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£63
Potential rating after completing steps 1 to 4	<b>43 E</b>

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## Step 5: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£134
Potential rating after completing steps 1 to 5	<b>49 E</b>

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## Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£65
Potential rating after completing steps 1 to 6	53 E

## Step 7: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£94
Potential rating after completing steps 1 to 7	58 D

## Step 8: Gas condensing boiler

Typical installation cost	£3,000 - £7,000
Typical yearly saving	£45
Potential rating after completing steps 1 to 8	69 C

## Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£319
Potential rating after completing steps 1 to 9	78 C

## 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	Patricia Best
Telephone	<a href="tel:07788108883">07788108883</a>
Email	<a href="mailto:patricia@bestpropertysurveys.com">patricia@bestpropertysurveys.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	Stroma Certification Ltd
Assessor's ID	STRO032003
Telephone	0330 124 9660 
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	13 December 2019
Date of certificate	15 December 2019
Type of assessment	 <a href="#">RdSAP</a>

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748  (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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