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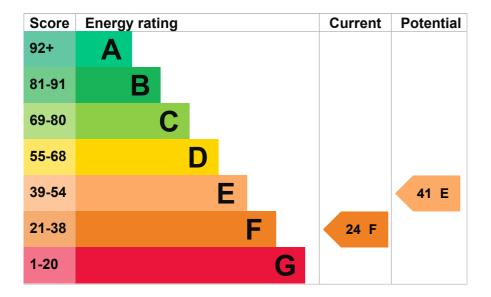
Energy performance certificate (EPC)

Total floor area		861 square metres	
Property type Semi-detached house		house	
38 High Street DONAGHADEE BT21 0HA	F	Certificate number:	4101-8544-0102-0204-8006
	Energy rating	Valid until:	8 April 2034

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.



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.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 8% of fixed outlets	Very poor
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 313 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

· Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £18,607 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 £5,170 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.

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 (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	69.4 tonnes of CO2
This property's potential production	49.9 tonnes of CO2

You could improve this property's CO2 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?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£469
Potential rating after completing step 1	25 F

Step 2: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£752
Potential rating after completing steps 1 and 2	27 F

Step 3: Low energy lighting

Typical installation cost	£240
Typical yearly saving	£339
Potential rating after completing steps 1 to 3	27 F

Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£386
Potential rating after completing steps 1 to 4	29 F

Step 5: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£1,751
Potential rating after completing steps 1 to 5	35 F

Step 6: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£809

Potential rating after completing steps 1 to 6

Step 7: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£664
Potential rating after completing steps 1 to 7	41 E

Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£684
Potential rating after completing steps 1 to 8	44 E

Step 9: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£2,757
Potential rating after completing steps 1 to 9	58 D

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£574
Potential rating after completing steps 1 to 10	59 D

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). 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	Chris McLean
Telephone	07751695309
Email	chris.mclean54@yahoo.co.uk

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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID209992
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 April 2024
Date of certificate	9 April 2024
Type of assessment	► <u>RdSAP</u>

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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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