Energy performance certificate (EPC)

203 BANGOR ROAD SEAHILL BT18 0JG	Energy rating
Valid until	Certificate number
21 April 2031	0070-2712-3140-2529-9865

Property type

Semi-detached house

Total floor area

314 square metres

Energy efficiency rating for this property

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

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		
69-80	С		
55-68	D		
39-54	E		
21-38	F	22 F	33 ғ
1-20		G	

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in Northern Ireland are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor

22/04/2021

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Feature	Description	Rating
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 6% of fixed outlets	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 343 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

29.0 tonnes of CO2

This property's potential production

23.0 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 6.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (22) to F (33).

What is an energy rating?

Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

Typical yearly saving

Potential rating after carrying out recommendation 1

Increase hot water cylinder insulation

Typical installation cost	
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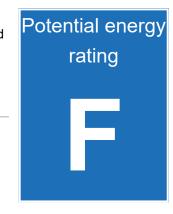
Typical yearly saving

Potential rating after carrying out recommendations 1 and 2

Draught proofing

Typical installation cost

£80 - £120



23	F

£15 - £30

24 | F

£81

£109

£100 - £350

ential rating after carrying out recommendations 1 to 3 commendation 4: Low energy lighting rergy lighting cal installation cost cal yearly saving intial rating after carrying out recommendations 1 to 4 commendation 5: Heating controls (room thermostat /s) g controls (room thermostat and TRVs) cal installation cost	26 F £235
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	at and
cal installation cost	
	£350 - £450
cal yearly saving	
	£471
ntial rating after carrying out recommendations 1 to 5	
	33 F
commendation 6: Solar water heating	
vater heating	

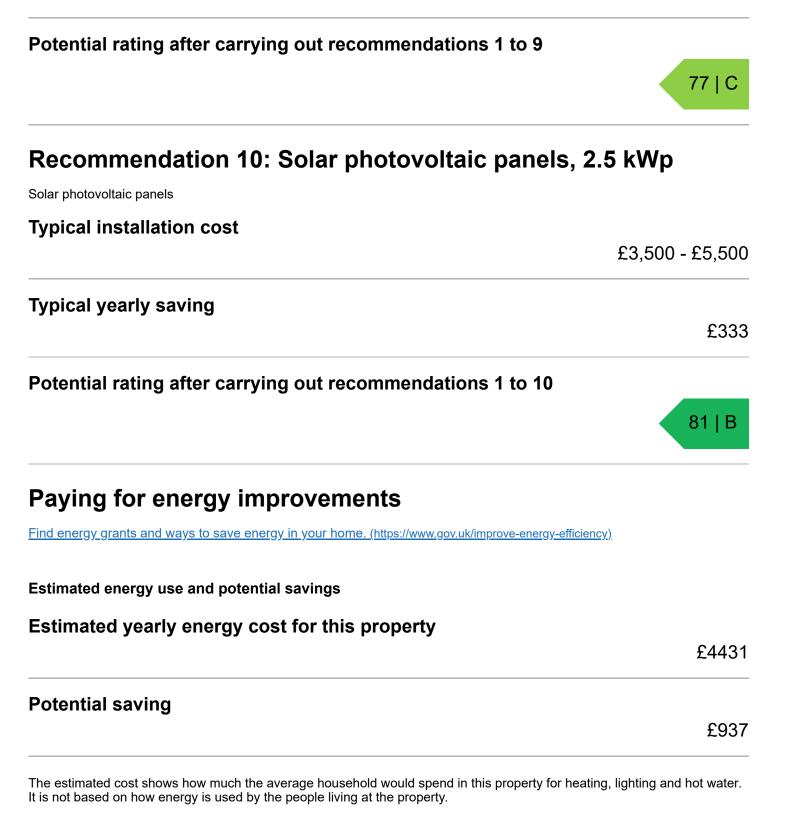
Typical installation cost

£4,000 - £6,000

Typical yearly saving

Potential rating after carrying out recommendations 1 to 6	
	39 E
Recommendation 7: Double glazed windows	
Replace single glazed windows with low-E double glazed windows	
Typical installation cost	
	£3,300 - £6,500
Typical yearly saving	
	£237
Potential rating after carrying out recommendations 1 to 7	
	43 E
Recommendation 8: Internal or external wall in	
	sulation
Internal or external wall insulation	sulation
Internal or external wall insulation Typical installation cost	sulation
	£4,000 - £14,000
Typical installation cost	
Typical installation cost	£4,000 - £14,000
Typical installation cost Typical yearly saving	£4,000 - £14,000
Typical installation cost Typical yearly saving	£4,000 - £14,000 £838
Typical installation cost Typical yearly saving Potential rating after carrying out recommendations 1 to 8	£4,000 - £14,000 £838
Typical installation cost Typical yearly saving Potential rating after carrying out recommendations 1 to 8 Recommendation 9: Gas condensing boiler	£4,000 - £14,000 £838

Typical yearly saving



The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Chris Mclean

Telephone

07751695309

Email

chris.mclean54@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID

STRO027179

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

22 April 2021

Date of certificate 22 April 2021

Type of assessment

RdSAP

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>mhclg.digital-</u><u>services@communities.gov.uk</u>, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.