# Energy performance certificate (EPC)

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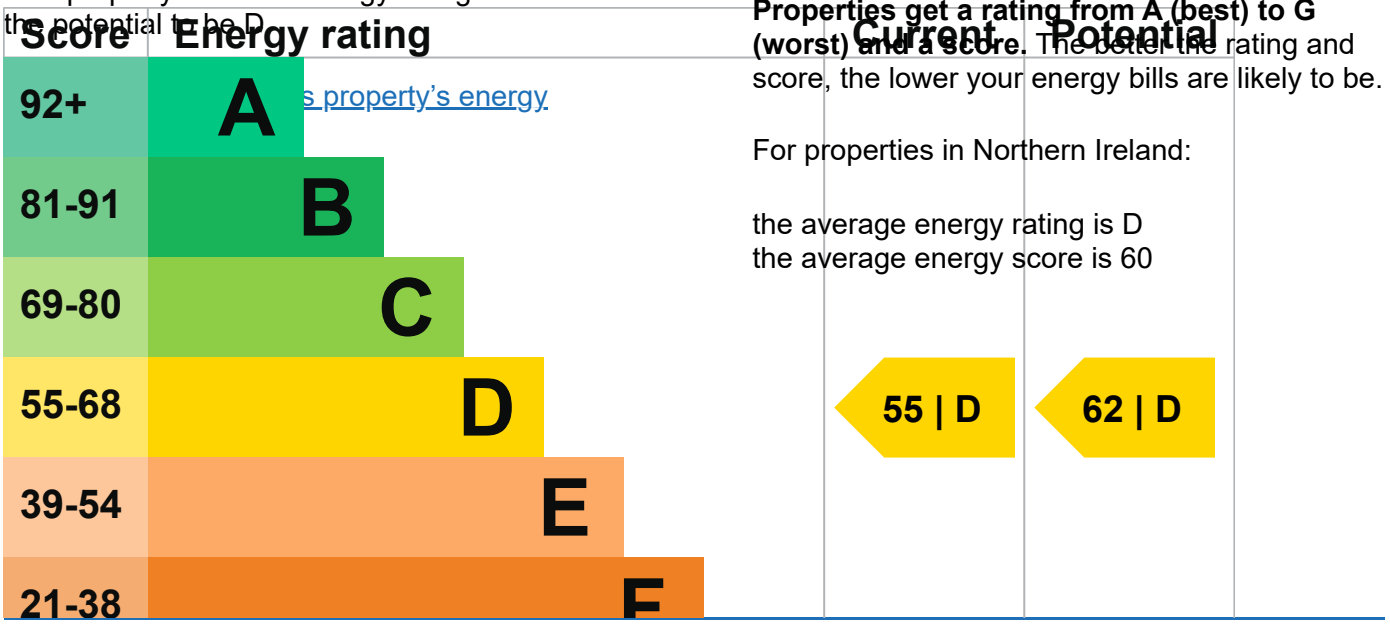
|---|---|---|
| 48 Drumglass Avenue<br>BANGOR<br>BT20 3HA | Energy rating<br>**D** | Valid until: **9 May 2033**<br><br>Certificate number: **3537-3625-7200-0200-6296** |

| | |
|---|---|
| Property type | Detached house |
| Total floor area | 86 square metres |

## Energy rating and score

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




See how to improve this property's energy

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

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 | Timber frame, as built, insulated (assumed) | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Poor |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system, no cylinder thermostat | Very poor |
| Lighting | Low energy lighting in 44% of fixed outlets | Average |
| Floor | Suspended, limited insulation (assumed) | N/A |
| Secondary heating | None | N/A |

### Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m2).

## Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces 6 tonnes of CO2

This property produces 5.4 tonnes of CO2

This property's potential production 4.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. 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.

## Improve this property's energy rating

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Low energy lighting** | £90 | £66 |
| **2. Hot water cylinder thermostat** | £200 - £400 | £55 |
| **3. Heating controls (room thermostat)** | £350 - £450 | £128 |
| **4. Floor insulation (suspended floor)** | £800 - £1,200 | £62 |
| **5. Solar water heating** | £4,000 - £6,000 | £137 |
| **6. Gas condensing boiler** | £3,000 - £7,000 | £91 |
| **7. Solar photovoltaic panels** | £3,500 - £5,500 | £670 |

### 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.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

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|---|---|
| Estimated yearly energy cost for this property | £1804 |
| Potential saving if you complete every step in order | £312 |

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### 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

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|---|---|
| Assessor's name | Kyle Carpenter |
| Telephone | 07517 235 700 |
| Email | graham.carpenter@watts.co.uk |

### Accreditation scheme contact details

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/024733 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### Assessment details

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|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 10 May 2023 |
| Date of certificate | 10 May 2023 |
| Type of assessment | RdSAP |