English Cymraeg

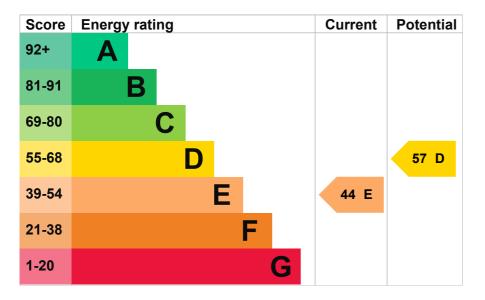
# **Energy performance certificate (EPC)**

173 Crawfordsburn Road BANGOR BT19 1BT	Energy rating	Valid until:	12 June 2034
		Certificate number:	0820-9568-0126-2100-0433
Property type Detached house			
Total floor area     340 square metres		etres	

# **Energy rating and score**

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

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 400+ mm loft insulation	Very good
Roof	Roof room(s), insulated	Good
Roof	Pitched, insulated (assumed)	Good
Window	Mostly double glazing	Good
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 74% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 228 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 £5,366 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 £1,237 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 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.

#### **Carbon emissions**

# An average household produces 6 tonnes of CO2 This property produces 18.5 tonnes of CO2

https://find-energy-certificate.service.gov.uk/energy-certificate/0820-9568-0126-2100-0433

#### This property's potential production

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: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£630
Potential rating after completing step 1	50 E

### Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£115
Potential rating after completing steps 1 and 2	52 E

## Step 3: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£491
Potential rating after completing steps 1 to 3	57 D

### Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£83
Potential rating after completing steps 1 to 4	58 D

## Step 5: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,036
Potential rating after completing steps 1 to 5	70 C

## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£520

#### Potential rating after completing steps 1 to 6

#### 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

#### 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	12 June 2024
Date of certificate	13 June 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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