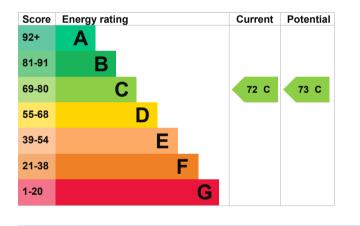
Energy performance certificate (EPC)				
18 Lorelei BANGOR BT20 3TF	Energy rating	Valid until: <b>5 December 2032</b> Certificate number: <b>5302-1922-4589-1985-1206</b>		
Property type	Mid-floor flat			
Total floor area		117 square metres		

### **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Granite or whinstone, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 179 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property	This property's potential production	3.6 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.	You could improve this prop	perty's CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.	emissions by making the suggested changes. This will help to protect the environment.	
An average household 6 tonnes of CO2 produces	Environmental impact rating assumptions about average energy use. They may not r consumed by the people liv	e occupancy and reflect how energy is
This property produces 3.7 tonnes of CO2		

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£50	£48

#### Step

Typical installation cost

**Typical yearly saving** 

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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:

£847
£48

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

Assessor's name	Patricia
Telephone	07788
Email	patricia

### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

### Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment Patricia Best 07788108883 <u>patricia@bestpropertysurveys.com</u>

Stroma Certification Ltd STRO032003 0330 124 9660 <u>certification@stroma.com</u>

No related party 5 December 2022 6 December 2022 RdSAP