Energy performance certificate (EPC)

16, Albany Crescent BANGOR BT19 6YL	Energy rating	Valid until:	6 February 2028
	-	Certificate number:	9408-0129-7140-7084-1926
Property type	S	Semi-detached h	ouse

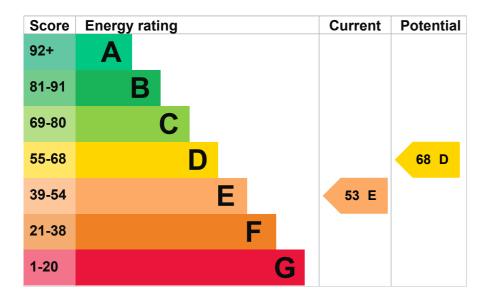
64 square metres

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.

Total floor area



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	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
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 20% of fixed outlets Poor	
Floor	Solid, 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 296 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £704 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 £215 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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 D.

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	4.8 tonnes of CO2
This property's potential production	3.3 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Hot water cylinder insulation	
Increase hot water cylinder insulation	
Typical installation cost	£15 - £30
Typical yearly saving	£30
Potential rating after completing step 1	56 D
Step 2: Low energy lighting	
Typical installation cost	£40
Typical yearly saving	£32
Potential rating after completing steps 1 and 2	57 D
Step 3: Hot water cylinder thermostat	
Typical installation cost	£200 - £400
Typical yearly saving	£17
Potential rating after completing steps 1 to 3	58 D
Step 4: Heating controls (room thermostat and TRVs)	
Typical installation cost	£350 - £450
Typical yearly saving	£90
Potential rating after completing steps 1 to 4	64 D
Step 5: High performance external doors	
Typical installation cost	£1,000
Typical yearly saving	£12
Potential rating after completing steps 1 to 5	65 D

Step 6: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving	£35
Potential rating after completing steps 1 to 6	68 D

Step 7: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£31
Potential rating after completing steps 1 to 7	70 C

Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£34
Potential rating after completing steps 1 to 8	73 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£293
Potential rating after completing steps 1 to 9	85 B

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	John Mullan	
Telephone	07876702698	
Email	johnnymullan@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020520
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 January 2018
Date of certificate	7 February 2018
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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