# **Energy performance certificate (EPC)**

127 Ballystockart Road Comber NEWTOWNARDS BT23 5PP Energy rating

Valid until: 24 July 2034

Certificate number:

2151-3040-9203-7034-3200

Property type

**Detached bungalow** 

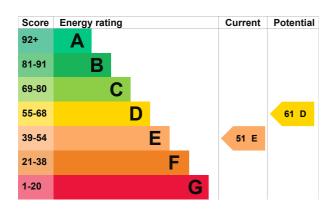
Total floor area

151 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.



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, with internal insulation | Good      |
| Wall                 | Cavity wall, filled cavity                     | Good      |
| Roof                 | Pitched, 300 mm loft insulation                | Very good |
| Roof                 | Flat, insulated                                | 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                               | Average   |
| Lighting             | Low energy lighting in all fixed outlets       | Very good |
| Floor                | Solid, no insulation (assumed)                 | N/A       |
| Secondary heating    | Room heaters, coal                             | N/A       |

#### Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £2,439 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 £493 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 F. 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               | 10.0 tonnes of CO2 |
|--------------------------------------|--------------------|
| This property's potential production | 7.9 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.

# Changes you could make

| Step                                           | Typical installation cost | Typical yearly saving |
|------------------------------------------------|---------------------------|-----------------------|
| 1. Heating controls (room thermostat and TRVs) | £350 - £450               | £358                  |
| 2. Condensing boiler                           | £2,200 - £3,000           | £136                  |
| 3. Floor insulation (solid floor)              | £4,000 - £6,000           | £236                  |
| 4. Solar water heating                         | £4,000 - £6,000           | £75                   |
| 5. Solar photovoltaic panels                   | £3,500 - £5,500           | £515                  |
| 6. Wind turbine                                | £15,000 - £25,000         | £1,025                |

#### Help 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.

### 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 | Grant Trelfa                 |
|-----------------|------------------------------|
| Telephone       | 07517 235 700                |
| Email           | graham.carpenter@watts.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/030263                  |
| Telephone                                   | 01455 883 250               |
| Email <u>enquiries@elmhurstenergy.co.uk</u> |                             |
| About this assessment                       |                             |
| Assessor's declaration                      | No related party            |
| Date of assessment                          | 25 July 2024                |
| Date of certificate                         | 25 July 2024                |
| Type of assessment                          | RdSAP                       |