

# Energy performance certificate (EPC)

9 Osborne  
Drive  
BANGOR  
BT20 3DH

Energy rating Valid until: **19  
January  
2032**

**F**

Certificate number  
**2500-  
0018-  
5209-  
9912-  
5204**

Property type **Semi-detached house**

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Total floor area **174 square metres**

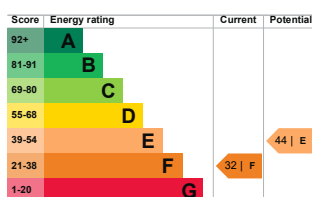
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## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and

potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A

Feature	Description	Rating
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 311 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environment: impact of this property

household  
produces C

This 14  
property tonne  
produces  
CC

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

This 1  
property's tonne  
potential  
production C

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.0 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

Environmenta  
impact  
ratings are  
based on  
assumptions  
about

An average 6 tonnes

average occupancy and energy use. They may not reflect how

energy is consumed by the people living at the property.

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## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (32) to E (44).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£56
2. Low energy lighting	£60	£75
3. Heating controls (room thermostat and TRVs)	£350 - £450	£226
4. Floor insulation (suspended floor)	£800 - £1,200	£92
5. Floor insulation (solid floor)	£4,000 - £6,000	£27
6. Solar water heating	£4,000 - £6,000	£185

<b>Recommendation</b>	<b>Typical installation cost</b>	<b>Typical yearly saving</b>
<b>7. Internal or external wall insulation</b>	£4,000 - £14,000	£415
<b>8. Gas condensing boiler</b>	£3,000 - £7,000	£190
<b>9. Solar photovoltaic panels</b>	£3,500 - £5,500	£353

## **Paying for energy improvements**

[Find energy grants and ways to save energy in your home.](#)

[\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## Estimated energy use and potential savings

Estimated £2099  
yearly energy  
cost for  
this  
property

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Potential £449  
saving

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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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

## 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.

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## 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 Best
Telephone	07788108883
Email	<a href="mailto:patricia@bestprop">patricia@bestprop</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032003

Telephone	0330 124 9660
Email	<a href="mailto:certification@stron">certification@stron</a>

## Assessment details

Assessor's declaration	No related party
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Date of assessment	20 January 2022
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Date of certificate	20 January 2022
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Type of assessment	<a href="#">RdSAP</a> RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.  This type of assessment can be carried out on properties built before 1 April 2008 in England and
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Wales, and

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