Energy performance certificate (EPC)

21 Springhill Road
BANGOR
BT20 3PD

Energy rating **D**

Valid until: **30 April 2032**

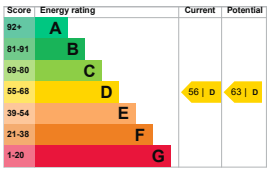
Certificate number: **2715-0051-9284-7972-9214**

Property type	Semi-detached house
Total floor area	96 square metres

Energy efficiency rating for this property

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

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	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor

Feature	Description	Rating
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Suspended, 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 236 kilowatt hours per square metre (kWh/m2).

Environmer impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average tc household produces

This property tor produces (

This property's tc potential production

By making the recommend changes, you could reduce this property's CO2 emissions by 0.9 tonnes per year. This will help to protect the environmen

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (56) to D (63).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£15	£21
2. Hot water cylinder thermostat	£200 - £400	£18
3. Heating controls (room thermostat)	£350 - £450	£52
4. Floor insulation (suspended floor)	£800 - £1,200	£66
5. Solar water heating	£4,000 - £6,000	£47

Step	Typical installation cost	Typical yearly saving
6. Gas condensing boiler	£3,000 - £7,000	£6
7. Solar photovoltaic panels	£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)

Estimated energy use and potential savings

Estimated£924 yearly energy cost for this property

Potential£157 saving

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 potential saving shows how much money you could save if you complete each recommend step in order.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property	The assessor did not find any opportunitie
Potential energy savings by installing insulation	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 Best
Telephone	07788108883
Email	patricia@bestpro

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032003
Telephone	0330 124 9660
Email	certification@str

Assessment details

Assessor's declaration	No related party	
Date of assessment	29 April 2022	
Date of certificate	1 May 2022	
Type of assessment	RdSAP	RdSAP (Reduced data Standard Assessmen Procedure) a method used to assess and compare th energy and environmen performanc of propertie in the UK. It uses a site visit and survey of th property to calculate energy performanc This type of assessment

	can be