

# Energy performance certificate (EPC)

69 Energy Valid  
 Bryansburn rating until:  
 Road 2032  
 BANGOR **E**  
 BT20 3SD Certificate  
 number 2123-  
 0051-  
 1286-  
 0292-  
 9210

Property type Detached house

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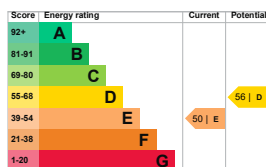
Total floor area 189 square metres

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## Energy efficiency rating for this property

This property's current energy rating is E. 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

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## 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Good
Roof	Pitched, insulated (assumed)	Good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good

<b>Feature</b>	<b>Description</b>	<b>Rating</b>
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

## Primary energy use

The primary energy use for this property per year is 318 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environment impact of this property

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

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

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

rated properties.

An average UK household produces \_\_\_\_\_

This property produces \_\_\_\_\_ (

This property's potential production \_\_\_\_\_

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.0 tonnes per year. This will help to protect the environment.

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.

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## 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 E (50) to D (56).

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£18
2. Low energy lighting	£50	£51
3. Hot water cylinder thermostat	£200 - £400	£84
4. Floor insulation (suspended floor)	£800 - £1,200	£116
	£4,000 - £14,000	£524

Step	Typical installation cost	Typical yearly saving
<b>5. Internal or external wall insulation</b>		
<b>6. 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)

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

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## Estimated energy use and potential savings

Estimated £2138  
yearly  
energy  
cost for  
this  
property

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Potential £270  
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 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.

**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@bestpro">patricia@bestpro</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032003
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.co.uk">certification@stroma.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	22 June 2022
Date of certificate	24 June 2022
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

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can be

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