

Energy performance certificate (EPC)

8 Lyndhurst Energy Valid
Avenue rating until: **December**
BANGOR **2032**
BT19 1AY

D

Certi ~~2690-~~
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9282-
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7214

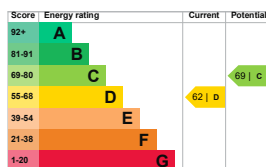
Property type **Detached house**

Total floor area **120 square metres**

Energy efficiency rating for this property

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

[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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and at least two room thermostats	Good

Feature	Description	Rating
Hot water	From main system	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 185 kilowatt hours per square metre (kWh/m²).

Environment 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 UK household produces

This property produces

This property's potential production

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 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.

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 (62) to C (69).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£29
2. Low energy lighting	£40	£42
3. Heating controls (zone control)	£350 - £450	£51
4. Floor insulation (suspended floor)	£800 - £1,200	£56
5. Solar water heating	£4,000 - £6,000	£45

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£371

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#)

(<https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022>).

This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Estimated £949
yearly
energy
cost for
this
property

Potential £177
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.

Potential energy savings by installing insulation

The assessor did not find

any opportunities 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@stroma.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	21 December 2022
Date of certificate	21 December 2022
Type of assessment	RdSAP