English | Cymraeg

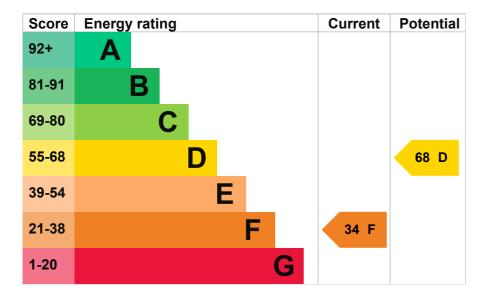
# **Energy performance certificate (EPC)**

Property type Mid-terrace house   Total floor area 69 square metres			
Comber NEWTOWNARDS BT23 5BU	F	Certificate number:	2197-3967-2984-3611-1318
12 Lower Crescent	Energy rating	Valid until:	28 May 2034

### **Energy rating and score**

This property's energy rating is F. 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.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 62% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 398 kilowatt hours per square metre (kWh/m2).

About primary energy use

# How this affects your energy bills

An average household would need to spend £1,920 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 £979 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 D.

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	6.9 tonnes of CO2
This property's potential production	3.2 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

Do I need to follow these steps in order?

#### Step 1: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£42
Potential rating after completing step 1	35 F

#### Step 2: Low energy lighting

Typical installation cost	£15
Typical yearly saving	£31
Potential rating after completing steps 1 and 2	35 F

### Step 3: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£28
Potential rating after completing steps 1 to 3	37 F

#### Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£96
Potential rating after completing steps 1 to 4	40 E

#### Step 5: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£679
Potential rating after completing steps 1 to 5	64 D

#### Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£102
Potential rating after completing steps 1 to 6	68 D
Step 7: Solar water heating	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£62
Potential rating after completing steps 1 to 7	71 C
Step 8: Double glazed windows	
Replace single glazed windows with low-E double glazed windows	

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£44
Potential rating after completing steps 1 to 8	72 C

#### Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£558
Potential rating after completing steps 1 to 9	84 B

### Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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	Ross Lindsay
Telephone	07935489951
Email	ross@emberenergyni.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	ECMK	
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Assessor's ID	ECMK302153
Telephone	0333 123 1418
Email	info@ecmk.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	29 May 2024
Date of certificate	29 May 2024
Type of assessment	► <u>RdSAP</u>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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