Energy performance certificate (EPC)

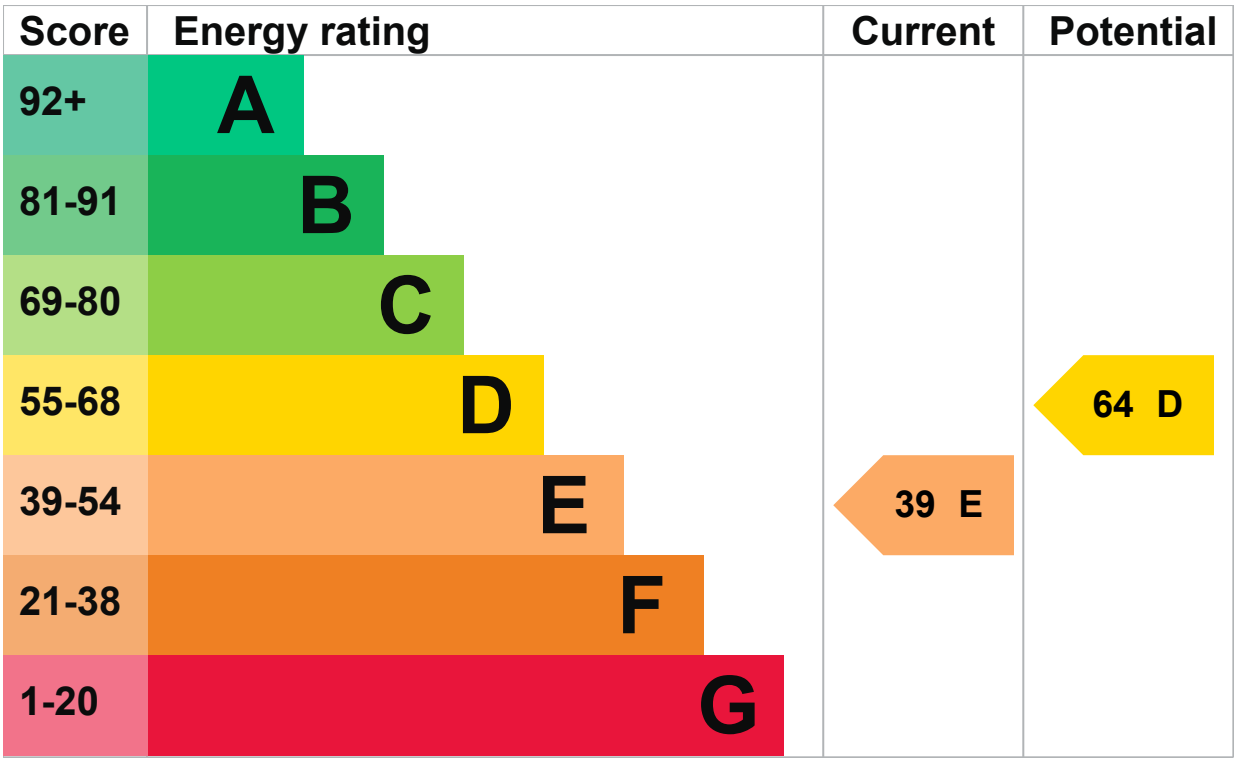
13 Londonderry Road NEWTOWNARDS BT23 7AY	Energy rating **E**	Valid until:	**1 October 2032**
		Certificate number:	**2715-2114-1844-9671-1151**

Property type	Detached bungalow
Total floor area	91 square metres

Energy rating and score

This property's energy rating is E. 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.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor

Feature	Description	Rating
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, 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 332 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£1,373 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 £553 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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	7.5 tonnes of CO2
This property's potential production	4.3 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.

Steps you could take to save energy

▶ 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	£23
Potential rating after completing step 1	**40 E**

Step 2: Low energy lighting

Typical installation cost	£100
Typical yearly saving	£65
Potential rating after completing steps 1 and 2	**41 E**

Step 3: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£22
Potential rating after completing steps 1 to 3	**43 E**

Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£77

Potential rating after completing steps 1 to 4	**46 E**

Step 5: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£157
Potential rating after completing steps 1 to 5	**53 E**

Step 6: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£26
Potential rating after completing steps 1 to 6	**55 D**

Step 7: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£182
Potential rating after completing steps 1 to 7	**64 D**

Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£34
Potential rating after completing steps 1 to 8	**66 D**

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£367
Potential rating after completing steps 1 to 9	76 C

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	Alan Cogan
Telephone	07883440774
Email	alan@ulster-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK300929
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 October 2022

Date of certificate	2 October 2022
Type of assessment	▶ RdSAP

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.