Energy performance certificate (EPC)

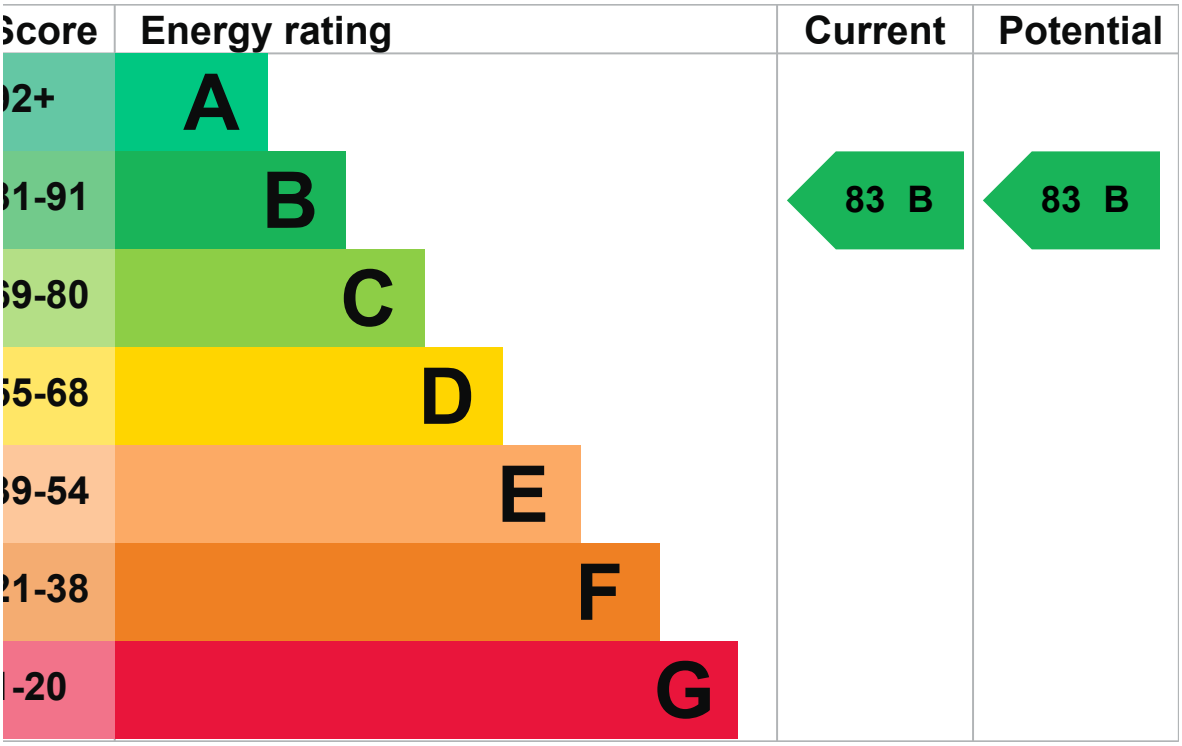
15, Lynn Hall Gardens BANGOR BT19 1TB	Energy rating **B**	Valid until:	**28 March 2028**
		Certificate number:	**2789-0063-0357-7608-1930**

roperty type	Semi-detached house
otal floor area	92 square metres

nergy rating and score

is property's energy rating is B. It has the potential to be B.

e how to improve this property's energy efficiency.



e graph shows this property's current and potential energy rating.

operties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are ely to be.

r properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

eatures in this property

atures get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well atures work or their condition.

sumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

ature	Description	Rating
alls	Average thermal transmittance 0.20 W/mÂ²K	Very good
oof	Average thermal transmittance 0.10 W/mÂ²K	Very good
oor	Average thermal transmittance 0.08 W/mÂ²K	Very good
ndows	High performance glazing	Very good
ain heating	Boiler and radiators, mains gas	Good
ain heating control	Time and temperature zone control	Very good
t water	From main system	Good
ghting	Low energy lighting in all fixed outlets	Very good
tightness	Air permeability 6.3 mÂ³/h.mÂ² (assessed average)	Good
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 85 kilowatt hours per square metre (kWh/m2).

About primary energy use

low this affects your energy bills

average household would need to spend **£440 per year on heating, hot water and lighting** in this property. These costs usua ake up the majority of your energy bills.

u could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

is is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of ergy for heating, hot water and lighting.

mpact on the environment

is property's environmental impact rating is B. It has the potential to be B.

operties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CO
his property produces	1.5 tonnes of CO
his property's potential production	1.5 tonnes of CO

u could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use differen nounts of energy.

teps you could take to save energy

Do I need to follow these steps in order?

tep 1: Solar water heating

ypical installation cost	£4,000 - £6,0
ypical yearly saving	£3
otential rating after completing step 1	84 B

tep 2: Solar photovoltaic panels, 2.5 kWp

ypical installation cost	£9,000 - £14,0
ypical yearly saving	£24
otential rating after completing steps and 2	93 A

Who to contact about this certificate

ontacting the assessor

ou're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

ssessor's name	Nigel Cairns
elephone	07887541427
mail	info@cairnsconsultingni.com

ontacting the accreditation scheme

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

ccreditation scheme	Stroma Certification Ltd
ssessor's ID	STRO000259
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

bout this assessment

ssessor's declaration	No related party
ate of assessment	28 March 2018
ate of certificate	29 March 2018
ype of assessment	▶ SAP

ther certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at clg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

ere are no related certificates for this property.

OGL
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