

# Energy performance certificate (EPC)

38 High Street DONAGHADEE BT21 0HA	Energy rating <b>F</b>	Valid until: 8 April 2034
		Certificate number: 4101-8544-0102-0204-8006

**Property type** Semi-detached house

**Total floor area** 861 square metres

## Energy rating and score

This property's energy rating is F. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		41 E
21-38	<b>F</b>	24 F	
1-20	<b>G</b>		

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 8% of fixed outlets	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Primary energy use

The primary energy use for this property per year is 313 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£18,607 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 £5,170 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 F.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

**An average household produces** 6 tonnes of CO<sub>2</sub>

**This property produces** 69.4 tonnes of CO<sub>2</sub>

**This property's potential production** 49.9 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£469
Potential rating after completing step 1	<b>25 F</b>

## Step 2: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£752
Potential rating after completing steps 1 and 2	<b>27 F</b>

## Step 3: Low energy lighting

Typical installation cost	£240
Typical yearly saving	£339
Potential rating after completing steps 1 to 3	<b>27 F</b>

## Step 4: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£386
Potential rating after completing steps 1 to 4	<b>29 F</b>

## Step 5: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£1,751
Potential rating after completing steps 1 to 5	<b>35 F</b>

## Step 6: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£809

**Potential rating after completing steps 1 to 6****38 F****Step 7: Replace boiler with new condensing boiler****Typical installation cost** £2,200 - £3,000**Typical yearly saving** £664**Potential rating after completing steps 1 to 7****41 E****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** £684**Potential rating after completing steps 1 to 8****44 E****Step 9: Internal or external wall insulation****Typical installation cost** £4,000 - £14,000**Typical yearly saving** £2,757**Potential rating after completing steps 1 to 9****58 D****Step 10: Solar photovoltaic panels, 2.5 kWp****Typical installation cost** £3,500 - £5,500**Typical yearly saving** £574**Potential rating after completing steps 1 to 10****59 D****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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** Chris McLean**Telephone** 07751695309**Email** [chris.mclean54@yahoo.co.uk](mailto:chris.mclean54@yahoo.co.uk)

## Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Quidos Limited
<b>Assessor's ID</b>	QUID209992
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	9 April 2024
<b>Date of certificate</b>	9 April 2024
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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