

# Energy performance certificate (EPC)

13 Maxwell Road BANGOR BT20 3SQ	Energy rating <b>G</b>	Valid until: 23 April 2033
		Certificate number: 0011-2098-7548-2997-8185

Property type	Detached house
Total floor area	524 square metres

## Energy rating and score

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

[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>		
21-38	<b>F</b>		30 <b>F</b>
1-20	<b>G</b>	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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From secondary system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 79% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, oil	N/A

## Primary energy use

The primary energy use for this property per year is 328 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£6,924 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 £1,177 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 G. It has the potential to be F.

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	46.0 tonnes of CO2
This property's potential production	38.0 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?](#)

<b>Step 1: Heating controls (room thermostat and TRVs)</b>	
Typical installation cost	£350 - £450
Typical yearly saving	£950
Potential rating after completing step 1	28 F
<b>Step 2: Floor insulation (suspended floor)</b>	
Typical installation cost	£800 - £1,200
Typical yearly saving	£227
Potential rating after completing steps 1 and 2	30 F
<b>Step 3: Solar water heating</b>	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£104
Potential rating after completing steps 1 to 3	31 F
<b>Step 4: Double glazed windows</b>	
Replace single glazed windows with low-E double glazed windows	
Typical installation cost	£3,300 - £6,500
Typical yearly saving	£201
Potential rating after completing steps 1 to 4	33 F
<b>Step 5: Internal or external wall insulation</b>	
Typical installation cost	£4,000 - £14,000
Typical yearly saving	£1,433
Potential rating after completing steps 1 to 5	51 E
<b>Step 6: Solar photovoltaic panels, 2.5 kWp</b>	
Typical installation cost	£3,500 - £5,500

Typical yearly saving	£371
Potential rating after completing steps 1 to 6	53 E

## 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	Matthew Symons
Telephone	07968246514
Email	<a href="mailto:mattsymons@icloud.com">mattsymons@icloud.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO018967
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 April 2023
Date of certificate	24 April 2023
Type of assessment	► <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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