

Energy performance certificate (EPC)

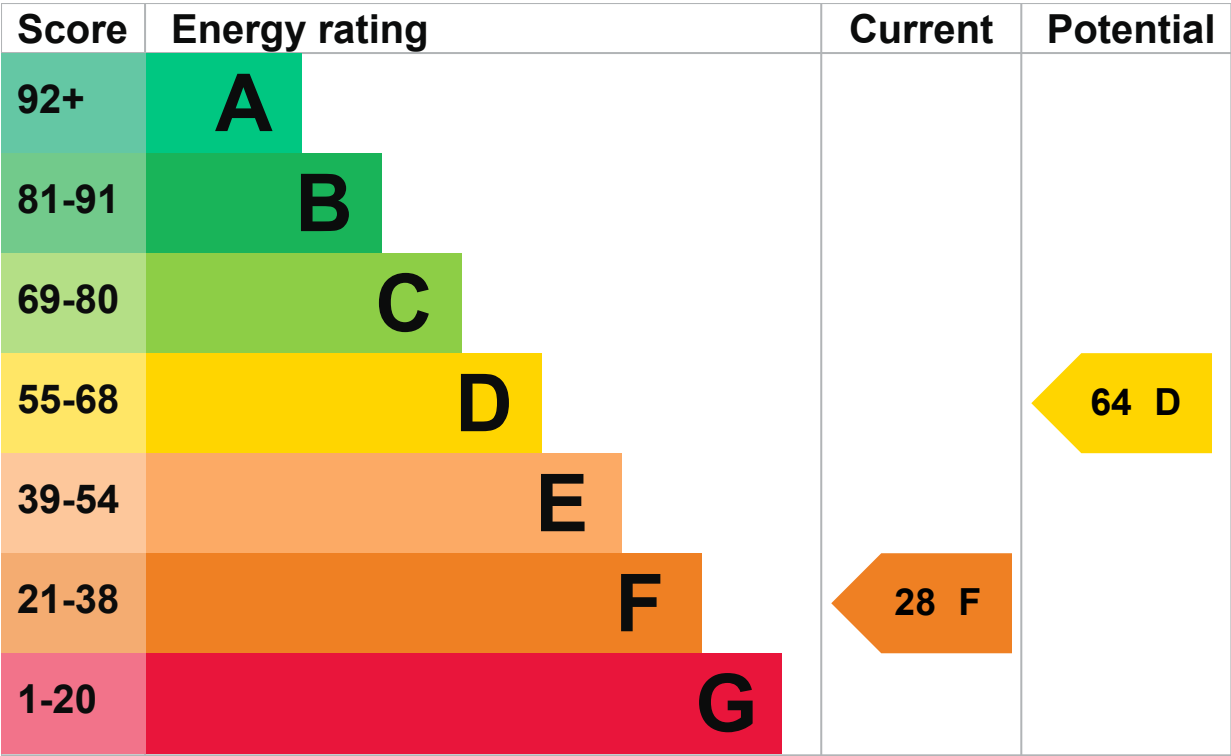
6, Belfast Road Comber NEWTOWNARDS BT23 5EW	Energy rating <div>F</div>	Valid until:	4 April 2026
		Certificate number:	0449-1037-0214-6896-7984

Property type	Mid-terrace bungalow
Total floor area	91 square metres

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.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, limited insulation (assumed)	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 14% of fixed outlets	Poor
Floor	Solid, 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 409 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend **£1,703 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 £878 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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	9.4 tonnes of CO2
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This property's potential production	4.5 tonnes of CO2
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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: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£77
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Potential rating after completing step 1
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30 F

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
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Typical yearly saving	£22
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Potential rating after completing steps 1 and 2

31 F

Step 3: Low energy lighting

Typical installation cost	£30
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Typical yearly saving	£40
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Potential rating after completing steps 1 to 3
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32 F

Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
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Typical yearly saving	£157
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Potential rating after completing
steps 1 to 4

38 F

Step 5: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£459

Potential rating after completing
steps 1 to 5

58 D

Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£123

Potential rating after completing
steps 1 to 6

64 D

Step 7: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£40

Potential rating after completing
steps 1 to 7

66 D

Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£53

Potential rating after completing
steps 1 to 8

68 D

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£43
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Potential rating after completing steps 1 to 9
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70 C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
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Typical yearly saving	£275
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Potential rating after completing steps 1 to 10

80 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	Stephen Young
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Telephone	07594000886
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Email	stephen@easyenergyassessments.com
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Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
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Assessor's ID	EES/010237
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Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declarationNo related party

Date of assessment4 April 2016

Date of certificate5 April 2016

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.



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[Service performance \(/service-performance\)](#)

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