

Energy performance certificate (EPC)

20, Church Road Helens Bay BANGOR BT19 1TP	Energy rating E	Valid until: 7 April 2029
		Certificate number: 0864-2968-0443 -9101-2785

Property type Semi-detached house

Total floor area 201 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	48 E	
21-38	F		
1-20	G		

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, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 13% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,497 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 £602 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 E.

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 CO ₂
This property produces	15.0 tonnes of CO ₂
This property's potential production	11.0 tonnes of CO ₂

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?](#)

Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £299

Potential rating after completing step 1

55 D

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £24

Potential rating after completing steps 1 and 2

55 D

Step 3: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £104

Potential rating after completing steps 1 to 3

57 D

Step 4: Low energy lighting

Typical installation cost £65

Typical yearly saving £76

Potential rating after completing steps 1 to 4

59 D

Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost £350 - £450

Typical yearly saving £100

Potential rating after completing steps 1 to 5

61 D

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£52
Potential rating after completing steps 1 to 6	62 D

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£114
Potential rating after completing steps 1 to 7	64 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£308
Potential rating after completing steps 1 to 8	70 C

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

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	STRO027179
Telephone	0330 124 9660 
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	8 April 2019
Date of certificate	8 April 2019
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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on [020 3829 0748](tel:02038290748) (Monday to Friday, 9am to 5pm).

Certificate number	9309-8047-0236-6767-1940
Expired on	9 June 2023
Certificate number	0864-2967-0433-0191-1771
Expired on	12 July 2019

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