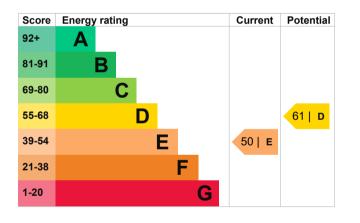
Energy performance certificate (EPC)				
146a Comber Road HILLSBOROUGH BT26 6NA	Energy rating	Valid until: 19 June 2032 Certificate number: 0360-2680-6160-2522-2761		
Property type	Detached bungalow			
Total floor area		110 square metres		

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Solid, limited 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 257 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	7.2 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be E.		This property's potential production	5.7 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.5 tonnes per year. This will help to protect the	
Properties with an A rating pro	duce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (50) to D (61).

Step	Typical installation cost	Typical yearly saving
1. Hot water cylinder thermostat	£200 - £400	£68
2. High performance external doors	£1,500	£23
3. Condensing boiler	£2,200 - £3,000	£118
4. Floor insulation (solid floor)	£4,000 - £6,000	£52
5. Solar water heating	£4,000 - £6,000	£39
6. Solar photovoltaic panels	£3,500 - £5,500	£332
7. Wind turbine	£15,000 - £25,000	£695

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1143
Potential saving	£209

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property. The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

RdSAP

Assessor contact details

Type of assessment

Assessor's name	John Mullan
Telephone	07876702698
Email	<u>johnnymullan@hotmail.co.uk</u>
Accreditation scheme contact details	
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020520
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
Assessment details	
Assessor's declaration	No related party
Date of assessment	20 June 2022
Date of certificate	20 June 2022