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Energy performance certificate (EPC)

Certificate contents

Energy rating

D

29 LINLEY DRIVE
COMBER
BT23 5DD

Valid until 25 October 2030

Certificate number **2661-0918-5200-2920-5204**

Print this certificate

To print this certificate, press CMD/CTRL + P on your keyboard

Property type

Semi-detached house

Total floor area

88 square metres

Energy efficiency rating for this property

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

See how to improve this property’s energy performance.

A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score Energy rating Current Potential 56 | D 61 | D

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 this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in Northern Ireland are D (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, filled cavity	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces
6 tonnes of CO2

This property produces
3.4 tonnes of CO2

This property's potential production
2.9 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Potential energy rating

D

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (56) to D (61).

What is an energy rating?
An energy rating shows a property's energy efficiency.

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

Properties are also given a score. The higher this number, the lower your CO2 emissions are likely to be.

Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£35
Potential rating after carrying out recommendation 1	band-d 57 | D

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost	£45
Typical yearly saving	£49
Potential rating after carrying out recommendations 1 and 2	band-d 59 | D

Recommendation 3: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost	£850 - £1,500
Typical yearly saving	£53

Potential rating after carrying out recommendations 1 to 3

band-d 61 | D

Recommendation 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after carrying out recommendations 1 to 4

band-d 62 | D

Paying for energy improvements

Find energy grants and ways to save energy in your home.

Estimated energy use and potential savings

Estimated yearly energy cost for this property
£1162
Potential saving
£137

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 estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

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.

Assessor contact details

Assessor's name
Peter Bennett
Telephone
07779578947
Email
peter@peterbennettphotography.com

Accreditation scheme contact details

Accreditation scheme
ECMK
Assessor ID
ECMK300515
Telephone
0333 123 1418
Email
info@ecmk.co.uk

Assessment details

Assessor's declaration
No related party
Date of assessment
26 October 2020
Date of certificate
26 October 2020
Type of assessment
RdSAP
RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for

newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

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.

There are no related certificates for this property.

Support links

- Accessibility statement