

# Energy performance certificate (EPC)

25, Manse  
Road  
BANGOR  
BT20 3DA

Energy  
rating

**E**

Valid 3  
until: **November  
2031**

Certificate  
number  
**0149-  
5900-  
0209-  
0969-  
5200**

Property type  
**Detached house**

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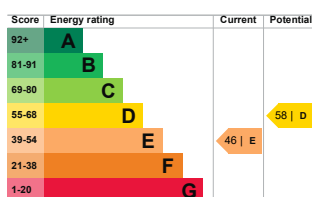
Total floor area  
**160 square metres**

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# Energy efficiency rating for this property

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

[See how to improve this property's energy 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                 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof                 | Pitched, 100 mm loft insulation                | Average   |
| Window               | Fully double glazed                            | Average   |
| Main heating         | Boiler and radiators, mains gas                | Good      |
| Main heating control | Programmer, TRVs and bypass                    | Average   |
| Hot water            | From main system, no cylinder thermostat       | Average   |
| Lighting             | Low energy lighting in 56% of fixed outlets    | Good      |
| Floor                | Suspended, no insulation (assumed)             | N/A       |
|                      | Room heaters, smokeless fuel                   | N/A       |

| Feature           | Description | Rating |
|-------------------|-------------|--------|
| Secondary heating |             |        |

## Primary energy use

The primary energy use for this property per year is 352 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environment: impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 12.0 tonnes of CO<sub>2</sub>

This property's total potential production CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.9 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.

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## How to improve this property's energy performance

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 E (46) to D (58).

| Recommendation                          | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm   | £100 - £350               | £42                   |
| 2. Low energy lighting                  | £35                       | £39                   |
| 3. Floor insulation (suspended floor)   | £800 - £1,200             | £126                  |
| 4. Condensing boiler                    | £2,200 - £3,000           | £238                  |
| 5. Solar water heating                  | £4,000 - £6,000           | £37                   |
| 6. Internal or external wall insulation | £4,000 - £14,000          | £517                  |
| 7. Solar photovoltaic panels            | £3,500 - £5,500           | £348                  |

## **Paying for energy improvements**

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

[\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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## Estimated energy use and potential savings

Estimated £2017  
yearly  
energy  
cost for  
this  
property

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Potential £446  
saving

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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.

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## 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 | Patricia Best  |
| Telephone       | 07788108883  |
| Email           | <a href="mailto:patricia@bestprop">patricia@bestprop</a> |

### Accreditation scheme contact details

|                      |                          |
|----------------------|--------------------------|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID          | STRO032003               |

|           |  |
|-----------|--|
| Telephone | 0330 124 9660  |
| Email     | <a href="mailto:certification@stron">certification@stron</a> |

## Assessment details

|                        |                  |
|------------------------|------------------|
| Assessor's declaration | No related party |
|------------------------|------------------|

|                    |                 |
|--------------------|-----------------|
| Date of assessment | 4 November 2021 |
|--------------------|-----------------|

|                     |                 |
|---------------------|-----------------|
| Date of certificate | 4 November 2021 |
|---------------------|-----------------|

|                    |   |
|--------------------|---|
| Type of assessment | <a href="#">RdSAP</a><br>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. |
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This type of assessment can be carried out on properties built before 1 April 2008 in England and

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Wales, and

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