

Energy performance certificate (EPC)

65 VICTORIA ROAD
BANGOR
BT20 5ER

Energy rating

E

Valid until 16 February 2031

Certificate number

5909-4522-0100-0256-8296

property type	end-terrace house
total floor area	129 square metres

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	48 E	
21-38	F		
1-20	G		

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.

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
Walls	Solid brick, as built, no insulation (assumed)	Very poor
Floor	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Very poor
Windows	Fully double glazed	Good
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 64% of fixed outlets	Good
Walls	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 344 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

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 homes produces over a quarter of the UK's CO₂ emissions.

For an average household, energy use produces 6 tonnes of CO₂

This property produces 8.2 tonnes of CO₂

This property's potential CO₂ reduction is 6.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.5 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

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 (48) to D (57).

[What is an energy rating?](#)



Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£28

Potential rating after carrying out recommendation 1

49 | E

Recommendation 2: Flat roof or sloping ceiling insulation

Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£43

Potential rating after carrying out recommendations 1 and 2

50 | E

Recommendation 3: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£208

Potential rating after carrying out

Recommendations 1 to 357 | D**Recommendation 4: Floor insulation (solid floor)**

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£52

**Potential rating after carrying out
Recommendations 1 to 4**59 | D**Recommendation 5: Internal or external wall insulation**

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£371

**Potential rating after carrying out
Recommendations 1 to 5**71 | C**Recommendation 6: Solar photovoltaic panels, 2.5 kWp**

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£344

**Potential rating after carrying out
Recommendations 1 to 6**78 | C**Looking for energy improvements**

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1681

Potential saving

£280

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is 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

Matthew Symons

Telephone

07968246514

Email

studio@mattsymons.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO018967
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	16 February 2021
Date of certificate	17 February 2021
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.

There are no related certificates for this property.