

Energy performance certificate (EPC)

6 STATION SQUARE
HELEN'S BAY
BT19 1TN

Energy rating

E

Valid until:

13 January 2031

Certificate number:

6709-4529-8100 -0184-8296

Property type

Detached house

Total floor area

111 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.](#)

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

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

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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Flat, no insulation (assumed) | Very poor |
| Roof | Flat, insulated (assumed) | Average |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Some double glazing | Poor |
| 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 77% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 337 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,342 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 £418 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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 E. It has the potential to be D.

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 CO2

| | |
|--------------------------------------|-------------------|
| This property produces | 6.6 tonnes of CO2 |
| This property's potential production | 4.3 tonnes of CO2 |

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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Draught proofing | £80 - £120 | £28 |
| 2. Flat roof or sloping ceiling insulation | £850 - £1,500 | £76 |
| 3. Room-in-roof insulation | £1,500 - £2,700 | £314 |
| 4. Floor insulation (solid floor) | £4,000 - £6,000 | £44 |
| 5. Solar water heating | £4,000 - £6,000 | £29 |
| 6. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £62 |
| 7. Internal or external wall insulation | £4,000 - £14,000 | £106 |
| 8. Solar photovoltaic panels | £3,500 - £5,500 | £343 |

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 | Patricia Best |
| Telephone | 07788108883  |
| Email | patricia@bestpropertysurveys.com |

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 | STRO032003 |
| Telephone | 0330 124 9660  |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 14 January 2021 |
| Date of certificate | 14 January 2021 |
| Type of assessment | RdSAP |
