

# Energy performance certificate (EPC)

8 Mahee Island Comber NEWTOWNARDS BT23 6EP	Energy rating <b>D</b>	Valid until: <b>14 February 2034</b>
		Certificate number: <b>2804-5202-2721</b> <b>-3932-4102</b>

Property type	Detached house
Total floor area	203 square metres

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	<b>59 D</b>	<b>67 D</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

## 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	Timber frame, as built, insulated (assumed)	Good
Wall	System built, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 73% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 398 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£4,379 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 £902 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 F. It has the potential to be E.

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	13.0 tonnes of CO2
This property's potential production	10.5 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

► [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£123
Potential rating after completing step 1	<b>60 D</b>

## Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£178
Potential rating after completing steps 1 and 2	<b>62 D</b>

## Step 3: High heat retention storage heaters

Typical installation cost	£2,800 - £4,200
Typical yearly saving	£601
Potential rating after completing steps 1 to 3	<b>67 D</b>

## Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£159
Potential rating after completing steps 1 to 4	<b>69 C</b>

## Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£608
Potential rating after completing steps 1 to 5	<b>74 C</b>


## Step 6: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£1,250

## 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	Walter Monan
Telephone	07704946530 
Email	<a href="mailto:waltermonan@hotmail.co.uk">waltermonan@hotmail.co.uk</a>

### Contacting the accreditation scheme


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

Accreditation scheme	ECMK
Assessor's ID	ECMK300916
Telephone	0333 123 1418 
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	15 February 2024
Date of certificate	15 February 2024
Type of assessment	 <a href="#">RdSAP</a>

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on [020 3829 0748](tel:02038290748)  (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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