# **Energy performance certificate (EPC)**

13, Springvale Road Ballywalter NEWTOWNARDS BT22 2PE Energy rating

Valid until:

11 September 2026

Certificate number: **0889-8016-0211-6296-8970** 

Property type

Semi-detached house

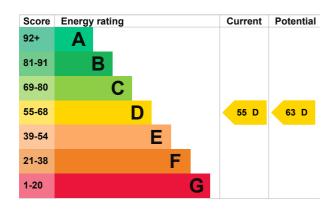
Total floor area

98 square metres

## **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £954 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 £165 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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	5.9 tonnes of CO2
This property's potential production	4.9 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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£16
2. Hot water cylinder thermostat	£200 - £400	£21
3. Heating controls (room thermostat)	£350 - £450	£58
4. Heat recovery system for mixer showers	£585 - £725	£20
5. Condensing boiler	£2,200 - £3,000	£50
6. Solar water heating	£4,000 - £6,000	£43
7. Internal or external wall insulation	£4,000 - £14,000	£147
8. Solar photovoltaic panels	£5,000 - £8,000	£286

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

## 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	Thomas Mccrudden	
Telephone	07825751888	
Email	tommccrudden.epc@gmail.com	

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

Stroma Certification Ltd	
STRO016711	
0330 124 9660	
certification@stroma.com	
No related party	
8 September 2016	
12 September 2016	
RdSAP	
	STRO016711 0330 124 9660 certification@stroma.com  No related party 8 September 2016 12 September 2016