

# Energy performance certificate (EPC)

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Blackwood Court  
Blackwood Crescent  
Helens Bay  
BANGOR  
BT19 1XT

Energy rating **D**

Valid until: **June 2033**

Certificate number: **0031-2482-1568-2297-3961**

Property type **Ground-floor flat**

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Total floor area **62 square metres**

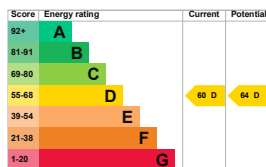
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## Energy rating and score

This property's current energy rating is D. 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



# 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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 399 kilowatt

hours per square metre  
(kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,154 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 £101 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Environment impact of this property

This property's current environmental impact rating is E. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

An average UK household produces

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This property produces

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This property's potential production

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You could improve this property's CO<sub>2</sub> 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.

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## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£69
2. Low energy lighting	£30	£31
3. Floor insulation (solid floor)	£4,000 - £6,000	£81
4. Gas condensing boiler	£3,000 - £7,000	£541

## Help paying for energy improvements

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

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## 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	<a href="mailto:patricia@bestpro">patricia@bestpro</a>

### 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	<a href="mailto:certification@stroma">certification@stroma</a>

### About this assessment

Assessor's declaration	No related party
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12 June 2023



Date of  
assessment

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Date of certificate      12 June 2023

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Type of assessment      [RdSAP](#)

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