# Energy performance certificate (EPC)

Apartment 1 68 North Parade BELFAST BT7 2GJ Energy rating

Valid until: 23 June 2031

Certificate number: 2076-3002-7206-4289-3200

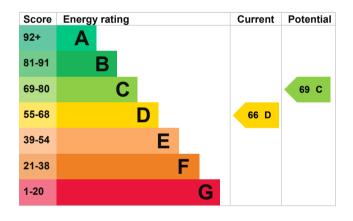
Property type Ground-floor flat

Total floor area 51 square metres

## **Energy rating and score**

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

<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
Window	Single glazed	Very 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 67% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 277 kilowatt hours per square metre (kWh/m2).

Env	vironmental	impact	of this
pro	perty	-	

This property's current environmental impact rating is D. 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. CO2 harms the environment.

An average household produces	6 tonnes of CO2
-------------------------------	-----------------

This property produces 2.5 tonnes of CO2

This property's potential 2.2 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. 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.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£10	£13
2. Condensing boiler	£2,200 - £3,000	£46

Step	Typical installation cost	Typical yearly saving
3. Floor insulation (solid floor)	£4,000 - £6,000	£26
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£41
5. Internal or external wall insulation	£4,000 - £14,000	£73

### 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.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£587
Potential saving if you complete every step in order	£59

The estimated cost shows how much the average household would spend in this property

for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

### 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 Peter McElhinney Telephone 07821888360

Email <u>peter@mcelhinneyenergy.solutions</u>

### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/024131 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

#### Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
23 June 2021
24 June 2021

RdSAP