

# Energy performance certificate (EPC)

391a, Donegall Road  
BELFAST  
BT12 6FR

Energy rating

**F**

Valid until: **15 September 2023**

Certificate number: **0162-2986-0911-9897-3561**

Property type

End-terrace house

Total floor area

71 square metres

## Energy rating and score

This property's current energy rating is F. 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>		64 <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	27 <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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 17% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

### Primary energy use

The primary energy use for this property per year is 515 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

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## How this affects your energy bills

An average household would need to spend **£1,881 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 £1,017 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** 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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## Impact on the environment

This property's current environmental impact rating is G. 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 household produces 6 tonnes of CO<sub>2</sub>

This property produces 9.6 tonnes of CO<sub>2</sub>

This property's potential production 4.4 tonnes of CO<sub>2</sub>

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.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£197
2. Cavity wall insulation	£500 - £1,500	£366
3. Increase hot water cylinder insulation	£15 - £30	£47
4. Draught proofing	£80 - £120	£48
5. Low energy lighting	£25	£27
6. Hot water cylinder thermostat	£200 - £400	£40
7. Heating controls (room thermostat and TRVs)	£350 - £450	£165
8. Floor insulation	£800 - £1,200	£64
9. Condensing boiler	£2,200 - £3,000	£64
10. Solar water heating	£4,000 - £6,000	£57
11. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£101
12. Solar photovoltaic panels	£9,000 - £14,000	£219

### 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.

## 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	Christopher Smyth
Telephone	02890 133 080
Email	<a href="mailto:csmyth84@hotmail.co.uk">csmyth84@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	ECMK280079
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	16 September 2013
Date of certificate	16 September 2013
Type of assessment	<a href="#">RdSAP</a>

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