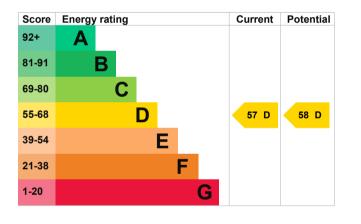
Energy performance certificate (EPC)					
Flat 1 22 Glantane Drive Belfast BT15 3FE	Energy rating	Valid until: 29 August 2033 Certificate number: 7757-0828-6600-0770-4276			
Property type	Ground-floor flat				
Total floor area		50 square metres			

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>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)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 60% 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 377 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,654 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 £30 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.

Impact on the environment		3.3 tonnes of CO2	
This property's current environmental impact rating is E. It has the potential to be E.		3.3 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
	This will help to protect the		
6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.		
	ronmental impact ial to be E. A (best) to G (worst) e (CO2) they rms the environment.	ronmental impact ial to be E.This property's potential productionA (best) to G (worst) e (CO2) they irms the environment.You could improve this properties emissions by making the su This will help to protect the These ratings are based or average occupancy and en living at the property may units	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£30
2. Floor insulation (solid floor)	£4,000 - £6,000	£114
3. Internal or external wall insulation	£4,000 - £14,000	£339

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
Telephone
Email

Jim Rennicks 07811349012 jimren 2004@yahoo.co.uk

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO010754 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 30 August 2023 30 August 2023 RdSAP