62 square metres

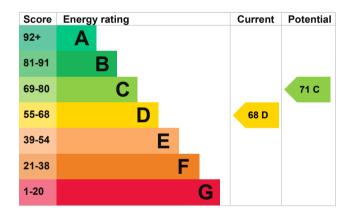
Total floor area

Energy performance certificate (EPC) 25 Eskdale Gardens BELFAST BT14 7NP Energy rating Certificate number: 9706-0051-9285-6157-3210 Mid-terrace house

Energy rating and score

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

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, filled cavity | Good |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Flat, insulated (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 67% of fixed outlets | Good |
| Floor | Solid, insulated (assumed) | N/A |
| Floor | Solid, limited insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 272 kilowatt hours per square metre (kWh/m2).

| Environmental | impact | of | this |
|----------------------|--------|----|------|
| property | - | | |

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

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 6 tonnes of CO2 produces

This property produces 3.0 tonnes of CO2

This property's potential 2.6 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. Increase hot water cylinder insulation £15 - £30 £19

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 2. Low energy lighting | £15 | £18 |
| 3. Heating controls (room thermostat) | £350 - £450 | £34 |
| 4. Solar water heating | £4,000 - £6,000 | £38 |
| 5. Solar photovoltaic panels | £3,500 - £5,500 | £350 |

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 | £676 |
|--|------|
| Potential saving if you complete every step in order | £71 |

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 Jim Rennicks
Telephone 07811349012

Email jimren 2004@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO010754
Telephone 0330 124 9660

Email certification@stroma.com

Assessment details

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
10 May 2023
10 May 2023
RdSAP