# **Energy performance certificate (EPC)**

20, Linden Gardens BELFAST BT14 6DD Energy rating

Valid until: 7 January 2027

Certificate number:

0060-2993-0199-9903-6121

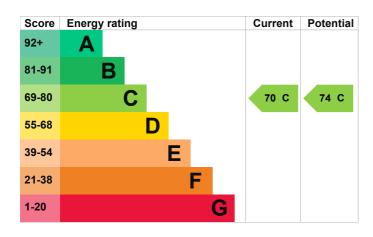
Property type end-terrace house

Total floor area 126 square metres

### **Energy rating and score**

This property's energy rating is C. 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 207 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,079 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 £140 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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

This property's 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.

# This property produces 4.7 tonnes of CO2 This property's potential production 4.1 tonnes of CO2

You could improve this property's CO2 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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£79
2. Low energy lighting	£40	£62
3. Solar water heating	£4,000 - £6,000	£45
4. Internal or external wall insulation	£4,000 - £14,000	£176
5. Solar photovoltaic panels	£5,000 - £8,000	£264

### 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	Graham Carpenter
Telephone	07517235700
Email	grahamcarpenter67@btinternet.com

### Contacting the accreditation scheme

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

Stroma Certification Ltd	
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No related party	
7 January 2017	
8 January 2017	
RdSAP	
	STRO003591 0330 124 9660 certification@stroma.com  No related party 7 January 2017 8 January 2017