

Energy performance certificate (EPC)

85 EDENDERRY VILLAGE
BELFAST
BT8 8LQ

Energy rating

D

Valid until 28 September 2030

Certificate number

2060-1701-8100-4503-5825

Property type

Mid-terrace house

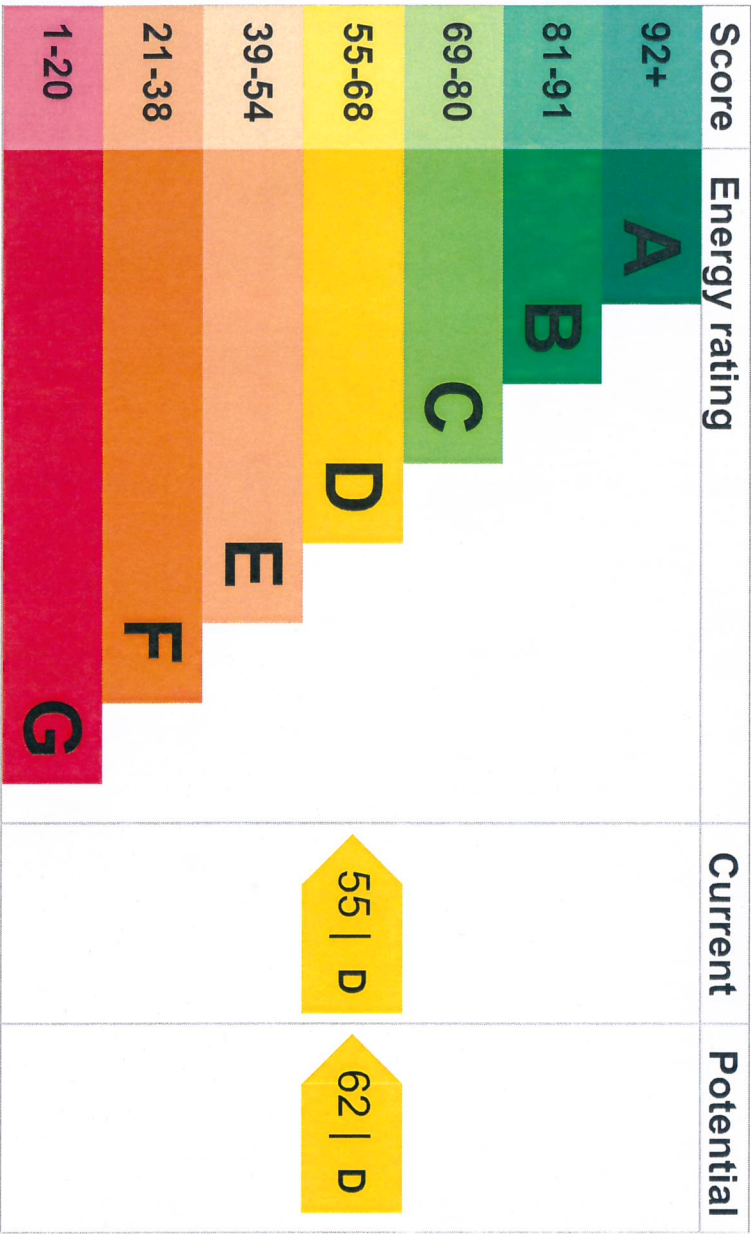
Total floor area

50 square metres

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Single glazed	Very poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited 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 322 kilowatt hours per square metre (kWh/m2).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

4.4 tonnes of CO2

This property's potential production

3.7 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.7 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (55) to D (62).

► [What is an energy rating?](#)

Recommendation 1: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£25

Potential rating after carrying out recommendation 1

57 | D

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£20

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 and 2

57 | D

Recommendation 3: High performance external doors

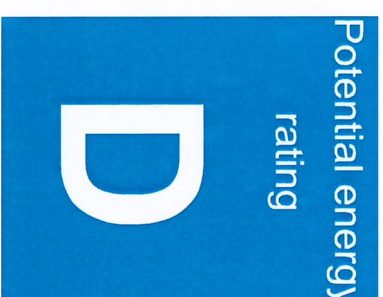
High performance external doors

Typical installation cost

£1,000

Typical yearly saving

£15



Potential rating after carrying out recommendations 1 to 358 | D**Recommendation 4: Replace boiler with new condensing boiler**

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£50

Potential rating after carrying out recommendations 1 to 462 | D**Recommendation 5: Solar water heating**

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£40

Potential rating after carrying out recommendations 1 to 565 | D**Recommendation 6: Double glazed windows**

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£73

Potential rating after carrying out recommendations 1 to 6



Recommendation 7: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£75

Potential rating after carrying out recommendations 1 to 7



Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£322

Potential rating after carrying out recommendations 1 to 8



Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

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.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Paul Jenkins

Telephone

(0)2890 586 963

Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID200846

Telephone

01225 667 570

Assessment details

Assessor's declaration

No related party

9/29/2020

Energy performance of buildings register

Date of assessment

25 September 2020

Date of certificate

28 September 2020

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhcdg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.