Energy performance certificate (EPC)

22 Beechmount Street BELFAST BT12 7NG	Energy rating	Valid until: Certificate number:	5 September 2031 9839-5321-7000-0876-9202
Property type			

Mid-terrace house

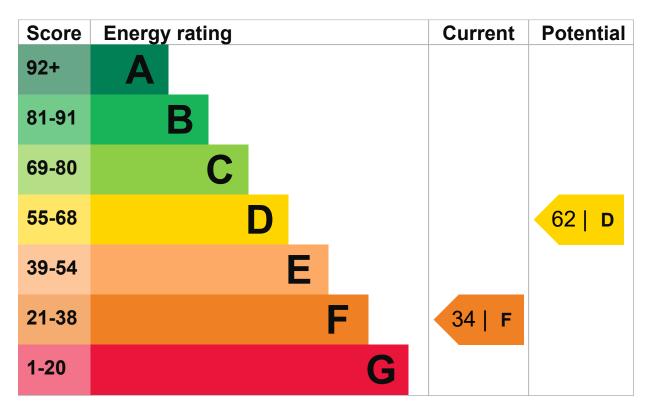
Total floor area

111 square metres

Energy efficiency rating for this property

This property's current energy rating is F. 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 the number the lower your fuel bills are likely to be. https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9839-5321-7000-0876-9202

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 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
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
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 324 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

9.5 tonnes of CO2

This property's potential production

5.2 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 4.3 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 F (34) to D (62).
Potential energy rating?

Number of the recommendation 1: Room-in-roof insulation
Image: Commendation cost insulation cost insulating cost insulation cost insulation cost insulation cost insulatio

Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£21
Potential rating after carrying out recommendation	ations 1 and 2

Recommendation 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

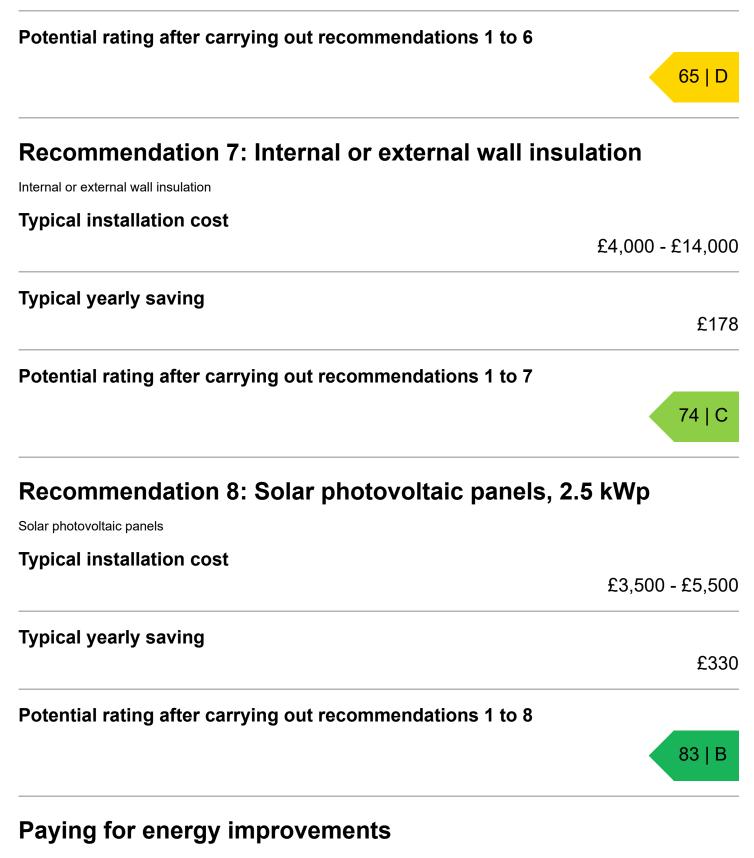
£2,200 - £3,000

50 | E

Typical yearly saving

	£216
Potential rating after carrying out recommendations 1 to 3	
	60 D
Recommendation 4: Replacement glazing units	
Replacement glazing units	
Typical installation cost	
	£1,000 - £1,400
Typical yearly saving	
	£37
Potential rating after carrying out recommendations 1 to 4	
	62 D
Recommendation 5: Floor insulation (solid floo	r)
Floor insulation (solid floor)	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	
	£32
Potential rating after carrying out recommendations 1 to 5	
	64 D
Recommendation 6: Solar water heating	
Solar water heating	
Typical installation cost	

Typical yearly saving



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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1435

Potential saving

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.

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

Christopher McGranaghan

Telephone

02890309030

Email

christopher@mcgranaghanestateagents.com

Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID

EES/018883

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration No related party

Date of assessment

6 September 2021

Date of certificate

6 September 2021

Type of assessment

RdSAP

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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.