## **Energy performance certificate (EPC)**

26, Coolnasilla Park East BELFAST BT11 8LA Energy rating

Valid until: 7 March 2027

Certificate number: 9113-0927-6070-5966-3906

Property type

Semi-detached house

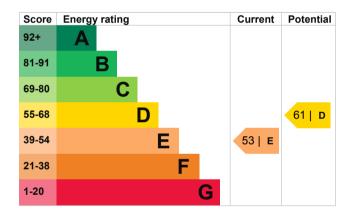
Total floor area

60 square metres

# **Energy efficiency rating for this property**

This property's current energy rating is E. 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.

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	Cavity wall, filled cavity	Good
Roof	Pitched, no insulation (assumed)	Very 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 30% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 371 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	3.1 tonnes of CO2
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.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.8 tonnes per year. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	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.	
This property produces	3.9 tonnes of CO2		

### 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 E (53) to D (61).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£33
2. Low energy lighting	£35	£25
3. Hot water cylinder thermostat	£200 - £400	£50
4. Floor insulation (suspended floor)	£800 - £1,200	£34
5. Replacement glazing units	£1,000 - £1,400	£29
6. Solar water heating	£4,000 - £6,000	£47
7. Solar photovoltaic panels	£5,000 - £8,000	£267

#### Paying for energy improvements

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	£938
Potential saving	£171

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 <u>how to improve this property's energy performance</u>.

#### 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 John Toner
Telephone 02890 30 90 40

Email john@mcgranaghanestateagents.com

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/015388
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

#### **Assessment details**

Assessor's declaration Employed by the professional dealing with the

property transaction

Date of assessment 6 March 2017
Date of certificate 8 March 2017
Type of assessment RdSAP