# Energy performance certificate (EPC)

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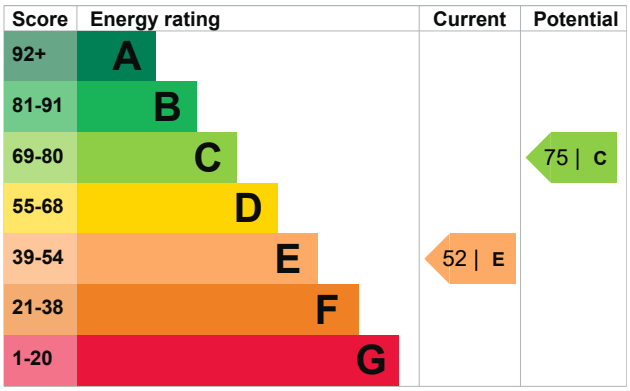
|---|---|---|
| 1c, Tildarg Avenue<br>BELFAST<br>BT11 9LU | Energy rating<br>**E** | Valid until: **22 April 2025**<br>Certificate number: **2379-6099-0264-6195-1930** |

| | |
|---|---|
| Property type | Top-floor flat |
| Total floor area | 48 square metres |

## Energy efficiency rating for this property

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

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, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Very poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

### Primary energy use

The primary energy use for this property per year is 317 kilowatt hours per square metre (kWh/m2).

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

| | |
|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 4.0 tonnes of CO2 |
| This property's potential production | 2.0 tonnes of CO2 |

By making the recommended changes, you could reduce this property's CO2 emissions by 2.0 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 E (52) to C (75).

| Recommendation | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Increase loft insulation to 270 mm** | £100 - £350 | £47 |
| **2. Cavity wall insulation** | £500 - £1,500 | £96 |
| **3. Increase hot water cylinder insulation** | £15 - £30 | £59 |
| **4. Hot water cylinder thermostat** | £200 - £400 | £36 |
| **5. Heating controls (room thermostat and TRVs)** | £350 - £450 | £72 |
| **6. Condensing boiler** | £2,200 - £3,000 | £70 |
| **7. Replace single glazed windows with low-E double glazed windows** | £3,300 - £6,500 | £55 |

### 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

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|---|---|
| Estimated yearly energy cost for this property | £795 |
| Potential saving | £379 |

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

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|---|---|
| Assessor's name | Shane McKenna |
| Telephone | 0289 5812080 |
| Email | shane@emberenergyni.co.uk |

### Accreditation scheme contact details

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|---|---|
| Accreditation scheme | ECMK |
| Assessor ID | ECMK202178 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

### Assessment details

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|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 23 April 2015 |
| Date of certificate | 23 April 2015 |
| Type of assessment | RdSAP |