Energy performance certificate (EPC)

11 Victoria Court BELFAST	Energy rating	Valid until:	20 April 2032
BT4 1RQ	E	Certificate number:	2798-3015-2204-1252-1200

Property type

Top-floor flat

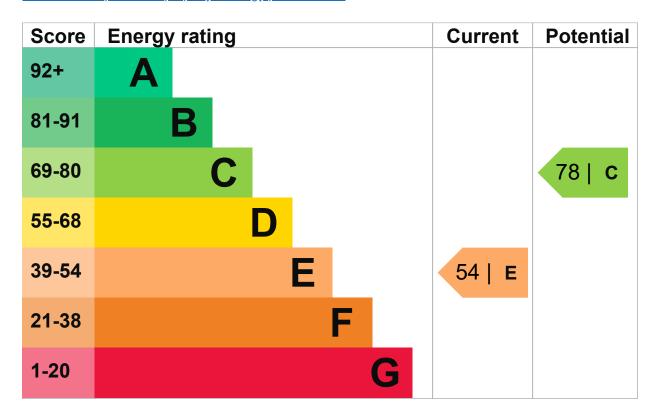
Total floor area

43 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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Main heating control Hot water	No thermostatic control of room temperature Electric immersion, standard tariff	Poor Very poor
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Hot water	Electric immersion, standard tariff	Very poor

Primary energy use

The primary energy use for this property per year is 367 kilowatt hours per square metre (kWh/m2).

► What is primary energy use?

Environmental impact of this property

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

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

2.7 tonnes of CO2

This property's potential production

2.4 tonnes of CO2

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.3 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (54) to C (78).

Do I need to follow these steps in order?

Potential energy rating

Step 1: Low energy lighting

Low energy lighting

Typical installation cost

£65

Typical yearly saving

£23

Potential rating after completing step 1

55 | D

Step 2: Heat recovery system for mixer showers

Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£42

Potential rating after completing steps 1 and 2

57 | D

Step 3: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£445

Potential rating after completing steps 1 to 3

78 | C

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

£998

Potential saving

£509

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 potential saving shows how much money you could save if you complete each recommended step in order.

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

Harri Molloy

Telephone

0845 0945 192

Email

epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/024617

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

21 April 2022

Date of certificate

21 April 2022

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 dlubc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.