

Energy performance certificate (EPC)

4, Glasvey Walk Dunmurry BELFAST BT17 0DE	Energy rating D	Valid until: 28 April 2023 <hr/> Certificate number: 2319-3088-0234-6587-2984
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Property type
 Mid-terrace house

Total floor area
 79 square metres

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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, 300+ mm loft insulation	Very good
Window	Fully double glazed	Average
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 44% of fixed outlets	Average
Floor	Solid, 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 250 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 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 produces6 tonnes of CO2

This property produces4.8 tonnes of CO2

This property's potential production2.8 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.

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 D (60) to C (76).

► [Do I need to follow these steps in order?](#)



Step 1: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£59.08

Potential rating after completing step 1

71 | C

Step 2: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£18

Potential rating after completing steps 1 and 2

61 | D

Step 3: Hot water cylinder thermostat

Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£50.40

Potential rating after completing steps 1 to 3

63 | D

Step 4: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£140.31

Potential rating after completing steps 1 to 4

68 | D

Step 5: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£140.21

Potential rating after completing steps 1 to 5

76 | C

Step 6: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£63.18

Potential rating after completing steps 1 to 6

79 | C

Step 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£212.86

Potential rating after completing steps 1 to 7

89 | B

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

Estimated yearly energy cost for this property

£993

Potential saving

£408

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

Rory Mcmanus

Telephone

07803833374

Email

rmcmanus@brysonenergy.org

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO007600

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

29 April 2013

Date of certificate

29 April 2013

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

There are no related certificates for this property.