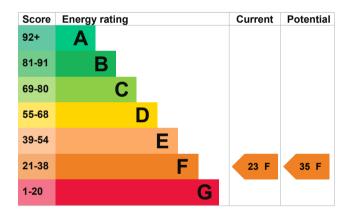
| Energy performance certificate (EPC) | | | | |
|---|-------------------|--|--|--|
| 20, College Park Avenue BELFAST BT7 1LR | Energy rating | Valid until: 6 May 2029 | | |
| BIT ILK | | Certificate number: 0139-4067-0225-7201-3920 | | |
| Property type | End-terrace house | | | |
| Total floor area | | 176 square metres | | |

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|----------------------|--|-----------|
| Wall | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Roof room(s), ceiling insulated | Poor |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Appliance thermostats | Good |
| Hot water | Electric immersion, off-peak | Poor |
| Lighting | Low energy lighting in 44% of fixed outlets | Average |
| 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 473 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£3,887 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £813 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces

14.0 tonnes of CO2

Impact on the environment

| This property's current environmental impact rating is F. It has the potential to be F. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment. | | This property's potential production | 11.0 tonnes of CO2 |
|--|-----------------|--|--------------------|
| | | You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment. | |
| Carbon emissions | | | |
| An average household produces | 6 tonnes of CO2 | These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy. | |

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Low energy lighting | £50 | £35 |
| 2. Room-in-roof insulation | £1,500 - £2,700 | £646 |
| 3. Replacement glazing units | £1,000 - £1,400 | £132 |
| 4. Floor insulation (solid floor) | £4,000 - £6,000 | £158 |
| 5. Solar water heating | £4,000 - £6,000 | £105 |
| 6. Internal or external wall insulation | £4,000 - £14,000 | £711 |
| 7. Gas condensing boiler | £3,000 - £7,000 | £1,222 |
| 8. Solar photovoltaic panels | £3,500 - £5,500 | £310 |

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| Assessor's name |
|-----------------|
| Telephone |
| Email |

Ciaran Stuart 07764612066 info@spsni.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/007978 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 7 May 2019 7 May 2019 RdSAP