# **Energy performance certificate (EPC)**

164 Finaghy Road South BELFAST BT10 0DH Energy rating

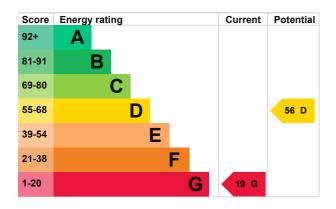
Valid until:	19 February 2033	
Certificate number:	0350-2553-7220-2197- 2451	

Property type	Detached house
Total floor area	95 square metres

# **Energy rating and score**

This property's energy rating is G. It has the potential to be D.

<u>See how to improve this property's energy 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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

#### Primary energy use

The primary energy use for this property per year is 467 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

· Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £3,679 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 £1,874 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	12.0 tonnes of CO2
This property's potential production	6.1 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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. Increase loft insulation to 270 mm	£100 - £350	£134
2. Cavity wall insulation	£500 - £1,500	£553
3. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£349
4. Draught proofing	£80 - £120	£64
5. Low energy lighting	£40	£122
6. Hot water cylinder thermostat	£200 - £400	£44
7. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£361
8. Condensing boiler	£2,200 - £3,000	£247
9. Floor insulation (solid floor)	£4,000 - £6,000	£120
10. Solar water heating	£4,000 - £6,000	£88
11. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£158
12. Solar photovoltaic panels	£3,500 - £5,500	£634

#### 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	Christopher Smyth
Telephone	07870437496
Email	info@belfast-epc.com

### **Contacting the accreditation scheme**

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

Elmhurst Energy Systems Ltd
EES/017195
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
17 February 2023
20 February 2023
RdSAP