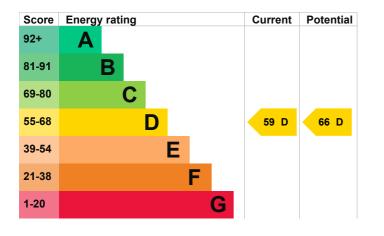
Energy performance certificate (EPC)			
1, Cumberland Park En Dundonald BELFAST BT16 2AY	Energy rating	Valid until:	23 October 2026
	D	Certificate number:	9265-2994-0103-9826-1881
Property type	S	Semi-detached house	9
Total floor area	95 square metres		

# **Energy rating and score**

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

<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	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 70% of fixed outlets	Very good
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 214 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£857 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 £138 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 E. It has the potential to be D.

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	6 tonnes of CO2
produces	

This property produces5.2 tonnes of CO2This property's potential<br/>production4.4 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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£30
2. Increase hot water cylinder insulation	£15 - £30	£21
3. Low energy lighting	£15	£15
4. Hot water cylinder thermostat	£200 - £400	£22
5. Heating controls (room thermostat)	£350 - £450	£51
6. Solar water heating	£4,000 - £6,000	£57
7. Solar photovoltaic panels	£5,000 - £8,000	£271

# 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	Walter Monan
Telephone	07704946530
Email	waltermonan@hotmail.co.uk

### Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK300916	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

## About this assessment

No related party	
24 October 2016	
24 October 2016	
<u>RdSAP</u>	
	24 October 2016 24 October 2016