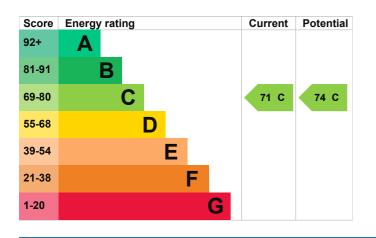
# **Energy performance certificate (EPC)**

11 Easton Crescent BELFAST BT14 6LJ	Energy rating	Valid until:	19 November 2033
	C	Certificate number:	9340-2810-8390-2427-3285
Property type	Mid-terrace house		
Total floor area	145 square metres		

# Energy rating and score

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

See how to improve this property's energy efficiency.



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)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,714 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 £308 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 env	vironment	This property produces	5.4 tonnes of CO2
This property's current e rating is D. It has the pot		This property's potential production	4.7 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
An average household produces	6 tonnes of CO2	These ratings are base about average occupar People living at the pro different amounts of en	ncy and energy use. perty may use

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Heating controls (TRVs)	£350 - £450	£124
2. Floor insulation (suspended floor)	£800 - £1,200	£184
3. Internal or external wall insulation	£4,000 - £14,000	£448
4. Solar photovoltaic panels	£3,500 - £5,500	£628

## 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	Patricia Best
Telephone	07788108883
Email	patricia@bestpropertysurveys.com

# Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/004738	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	20 November 2023	
Date of certificate	20 November 2023	
Type of assessment	<u>RdSAP</u>	