

Energy performance certificate (EPC)

167 Belfast Energy Valid
Road rating until: **20**
NEWTOWNARDS **April**
BT23 4SU **2033**

D

Certi ~~9907-~~
num ~~9224-~~
7780-
1659-
1226

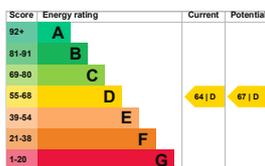
Property type **Detached house**

Total floor area **152 square metres**

Energy efficiency rating for this property

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

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



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

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, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), insulated	Good
Window	Fully triple glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average

Feature	Description	Rating
Lighting	Low energy lighting in 64% of fixed outlets	Good
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, limited 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 167 kilowatt hours per square metre (kWh/m²).

Environment impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

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

An average household produces

household produces

This property produces

This property's potential production

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

Environment 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 rating

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£40	£36
2. Condensing boiler	£2,200 - £3,000	£58
3. Solar water heating	£4,000 - £6,000	£43
4. Solar photovoltaic panels	£3,500 - £5,500	£367

Paying for energy improvements

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated £1105
yearly energy cost for this property

Potential £94
saving if you complete every step in order

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.

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

opportunitie
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	Patricia Best
Telephone	07788108883
Email	patricia@bestprc

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032003
Telephone	0330 124 9660
Email	certification@stroma.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	21 April 2023
Date of certificate	21 April 2023
Type of assessment	RdSAP