# **Energy performance** certificate (EPC)

91 GLENCAIRN STREET BELFAST BT13 3LT **Energy rating** 



Valid until 13 April 2031

Certificate number

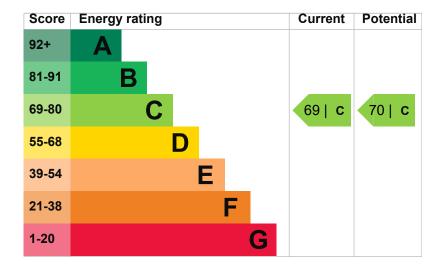
1800-4542-0122-4193-0493

Property type	Semi-detached house
Total floor area	56 square metres

#### **Energy efficiency rating for this property**

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

See how to improve this property's energy performance.



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in Northern Ireland are D (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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
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 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 249 kilowatt hours per square metre (kWh/m2).

### What is primary energy use?

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- · power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

#### **Environmental impact of this property**

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2	
This property produces	2.4 tonnes of CO2	
This property's potential production	2.3 tonnes of CO2	

By making the recommended changes, you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to protect the environment.

Environmental 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.

#### How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (69) to C (70).

Potential energy rating



### What is an energy rating?

An energy rating shows a property's energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your CO2 emissions are likely to be.

# Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost	£15
Typical yearly saving	£13
Potential rating after carrying out recommendation 1	69   C

# Recommendation 2: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£18
Potential rating after carrying out recommendations 1 and 2	70   C

# Recommendation 3: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£26
Potential rating after carrying out recommendations 1 to 3	72   C

# Recommendation 4: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£24
Potential rating after carrying out recommendations 1 to 4	73   C

# Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£325
Potential rating after carrying out recommendations 1 to 5	86   B

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

Estimated yearly	£578
energy cost for this	
property	

### **Potential saving**

£32

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.

The estimated saving is based on making all of the recommendations in <a href="https://example.com/how-to-improve-this-property's-energy-performance">how to improve this property's energy-performance</a>.

### 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 opportunities 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@bestpropert ysurveys.com

### Accreditation scheme contact details

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

### **Assessment details**

Assessor's declaration	No related party
Date of assessment	14 April 2021
Date of certificate	14 April 2021
Type of consequent	N DdCAD

### Type of assessment

► RdSAP

RdSAP
(Reduced data
Standard
Assessment
Procedure) is a
method used to
assess and
compare the
energy and
environmental
performance of
properties in the
UK. It uses a
site visit and

survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

#### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:mhclg.digital-services@communities.gov.uk">mhclg.digital-services@communities.gov.uk</a>, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.