

# Energy performance certificate (EPC)

Apartment 8 Old Exchange Court Pasadena Gardens BELFAST BT5 6HU	Energy rating <b>E</b>	Valid until: 29 January 2024
		Certificate number: 7509-0002-0269-6394-1994

Property type	Top-floor flat
Total floor area	55 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	49 E	
21-38	F		
1-20	G		

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, with internal insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average

Feature	Description	Rating
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	(other premises below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 644 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

### How this affects your energy bills

An average household would need to spend **£977 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 £139 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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 current environmental impact rating is F. It has the potential to be F.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	6.3 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	5.8 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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**

▶ [Do I need to follow these steps in order?](#)

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**Step 1: Low energy lighting**

Typical installation cost	£40
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Typical yearly saving	£20
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Potential rating after completing step 1	<b>50 E</b>
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**Step 2: Fan assisted storage heaters**

Typical installation cost	£600 - £800
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Typical yearly saving	£120
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Potential rating after completing steps 1 and 2	<b>56 D</b>
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**Help 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.

**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	Jeffrey Millar-Wilson
Telephone	028 2564 7472
Email	<a href="mailto:info@wattsurveying.co.uk">info@wattsurveying.co.uk</a>

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**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/004834
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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**About this assessment**

Assessor's declaration	No related party
Date of assessment	30 January 2014
Date of certificate	30 January 2014
Type of assessment	▶ <a href="#">RdSAP</a>

**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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