

# Energy performance certificate (EPC)

22, Ravenhill Park Gardens  
BELFAST  
BT6 0DH

Energy rating

**F**

Valid until: **10 October 2029**

Certificate number: **0789-0967-0270-7901-4934**

## Property type

end-terrace house

## Total floor area

78 square metres

## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		56   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	29   <b>F</b>	
1-20	<b>G</b>		

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.

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	No low energy lighting	Very poor
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 398 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

**An average household produces**

6 tonnes of CO2

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**This property produces**

8.1 tonnes of CO2

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**This property's potential production**

4.8 tonnes of CO2

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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 3.3 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.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (29) to D (56).

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



### Step 1: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

#### Typical installation cost

£15 - £30

#### Typical yearly saving

£19

#### Potential rating after completing step 1

30 | F

### Step 2: Low energy lighting

#### Typical installation cost

£50

#### Typical yearly saving

£50

#### Potential rating after completing steps 1 and 2

31 | F

### Step 3: Hot water cylinder thermostat

#### Typical installation cost

£200 - £400

#### Typical yearly saving

£26

Potential rating after completing steps 1 to 3

32 | F

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## Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£194

Potential rating after completing steps 1 to 4

42 | E

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## Step 5: Heat recovery system for mixer showers

Typical installation cost

£585 - £725

Typical yearly saving

£21

Potential rating after completing steps 1 to 5

43 | E

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## Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£214

Potential rating after completing steps 1 to 6

56 | D

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## Step 7: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£30

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Potential rating after completing steps 1 to 7

58 | D

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## Step 8: Solar water heating

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£39

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Potential rating after completing steps 1 to 8

60 | D

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## Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

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Typical yearly saving

£63

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Potential rating after completing steps 1 to 9

64 | D

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## Step 10: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

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### Typical yearly saving

£232

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### Potential rating after completing steps 1 to 10

79 | C

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## Step 11: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£3,500 - £5,500

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### Typical yearly saving

£305

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### Potential rating after completing steps 1 to 11

89 | B

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## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

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

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£1277

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### Potential saving

£526

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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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

## 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

John Meehan

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### Telephone

07443514425

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### Email

[john\\_meehan102@hotmail.com](mailto:john_meehan102@hotmail.com)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO015847

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### Telephone

0330 124 9660

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### Email

[certification@stroma.com](mailto:certification@stroma.com)

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## Assessment details

### Assessor's declaration



No related party

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**Date of assessment**

8 October 2019

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**Date of certificate**

11 October 2019

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**Type of assessment**

▶ [RdSAP](#)

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**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.