

# Energy performance certificate (EPC)

35, The Rose Garden Dunmurry BELFAST BT17 9GZ	Energy rating <h2>C</h2>	Valid until: <b>22 October 2027</b> <hr/> Certificate number: <b>9133-0230-6089-6630-2922</b>
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Property type	Semi-detached house
Total floor area	102 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	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
Walls	Average thermal transmittance 0.36 W/m <sup>2</sup> K	Good
Roof	Average thermal transmittance 0.14 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.33 W/m <sup>2</sup> K	Average
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 30% of fixed outlets	Average
Air tightness	Air permeability 10.0 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Average
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 124 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£636 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 £40 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Impact on the environment

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

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

### Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **2.4 tonnes of CO<sub>2</sub>**

This property's potential production **2.3 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

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£18	£39
2. Solar water heating	£4,000 - £6,000	£30
3. Solar photovoltaic panels	£11,000 - £20,000	£270

### 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	Adam Sloan
Telephone	0845 6211111
Email	<a href="mailto:info@stroma.com">info@stroma.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO006514
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	20 October 2017
Date of certificate	23 October 2017
Type of assessment	<a href="#">SAP</a>