# **Energy performance certificate (EPC)**

35, The Rose Garden Dunmurry BELFAST BT17 9GZ Energy rating

Valid until: 22 October 2027

Certificate number: 9133-0230-6089-6630-2922

Property type

Semi-detached house

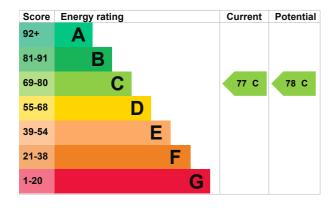
Total floor area

102 square metres

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> efficiency.



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/m²K	Good
Roof	Average thermal transmittance 0.14 W/m²K	Very good
Floor	Average thermal transmittance 0.33 W/m²K	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 m³/h.m² (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/m2).

# 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.

# 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 (CO2) they produce each year.

#### **Carbon 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

You could improve this property's CO2 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 <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	info@stroma.com

#### 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	certification@stroma.com
About this assessment	
Assessor's declaration	No related party
Assessor's declaration  Date of assessment	No related party 20 October 2017
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