

Energy performance certificate (EPC)

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|---|---------------------------|---|
| 25 Old Dundonald Road Dundonald BELFAST BT16 2EG | Energy rating E | Valid until: 9 March 2033 |
| | | Certificate number: 0800-9557-5102-0122-8402 |

Property type

Detached house

Total floor area

169 square metres

Energy efficiency rating for this property

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 42 E | 47 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

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) | Poor |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Some double glazing | Very poor |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 88% of fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 269 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces

6 tonnes of CO₂

This property produces

11.2 tonnes of CO₂

This property's potential production

10.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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 rating

Follow these steps to improve the energy rating and score.

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£91

Potential rating after completing step 1

43 | E

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£120

Potential rating after completing steps 1 and 2

45 | E

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£48

Potential rating after completing steps 1 to 3

45 | E

Step 4: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£142

Potential rating after completing steps 1 to 4

47 | E

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£134

Potential rating after completing steps 1 to 5

49 | E

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£232

Potential rating after completing steps 1 to 6

53 | E

Step 7: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£690

Potential rating after completing steps 1 to 7

63 | D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£646

Potential rating after completing steps 1 to 8

69 | C

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£4138

Potential saving if you complete every step in order

£400

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.

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

Ciaran Stuart

Telephone

07764612066

Email

info@spsni.com

Accreditation scheme contact details

Accreditation scheme

Quidos Limited

Assessor ID

QUID208899

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

28 February 2023

Date of certificate

10 March 2023

Type of assessment

▶ [RdSAP](#)

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0220-0218-9307-5810-5404 \(/energy-certificate/0220-0218-9307-5810-5404\)](#)

Valid until

28 February 2033
