

Energy performance certificate (EPC)

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|---|---------------------------|--|
| 31, St. James's Crescent BELFAST BT12 6DW | Energy rating D | Valid until: 14 April 2026 |
| | | Certificate number: 9356-0724-6960-3994-7992 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 62 square metres |

Energy rating and score

This property's energy rating is D. 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 | 65 D | 67 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 |
|----------------------|---|---------|
| Wall | Cavity wall, filled cavity | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Partial double glazing | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 50% of fixed outlets | 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 254 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£708 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 £41 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 environmental impact rating is D. It has the potential to be D.

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 CO ₂ |
| This property produces | 2.8 tonnes of CO ₂ |
| This property's potential production | 2.6 tonnes of CO ₂ |

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.

Steps you could take to save energy

► [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 | £23 |
| Potential rating after completing step 1 | 66 D |

Step 2: Low energy lighting

| | |
|---|-------------|
| Typical installation cost | £20 |
| Typical yearly saving | £18 |
| Potential rating after completing steps 1 and 2 | 67 D |

Step 3: Floor insulation (solid floor)

| | |
|--|-----------------|
| Typical installation cost | £4,000 - £6,000 |
| Typical yearly saving | £40 |
| Potential rating after completing steps 1 to 3 | 69 C |

Step 4: Solar water heating

| | |
|--|-----------------|
| Typical installation cost | £4,000 - £6,000 |
| Typical yearly saving | £50 |
| Potential rating after completing steps 1 to 4 | 71 C |

Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

| | |
|--|-----------------|
| Typical installation cost | £3,300 - £6,500 |
| Typical yearly saving | £23 |
| Potential rating after completing steps 1 to 5 | 72 C |

Step 6: Solar photovoltaic panels, 2.5 kWp

| | |
|---------------------------|-----------------|
| Typical installation cost | £5,000 - £8,000 |
|---------------------------|-----------------|

Typical yearly saving

£264

Potential rating after completing steps 1 to 6

85 B

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 | Thomas Mccrudden |
| Telephone | 07825751888 |
| Email | tommccrudden.epc@gmail.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 | STRO016711 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 14 April 2016 |
| Date of certificate | 15 April 2016 |
| 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 mhclg.digital-services@communities.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 \(/cookies\)](#)

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