

Energy performance certificate (EPC)

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| 31b, Dundonald Heights Dundonald BELFAST BT16 1XL | Energy rating <div>E</div> | Valid until: 14 May 2028 |
| | | Certificate number: 9688-0125-7970-2055-5996 |

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|------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 51 square metres |

Energy rating and score

This property's energy rating is E. 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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 46 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, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 50 mm loft insulation | Poor |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating | Room heaters, electric | Very poor |
| Main heating control | Manual charge control | Poor |
| Main heating control | No thermostatic control of room temperature | Poor |
| Hot water | Electric immersion, off-peak | Very poor |
| Lighting | No low energy lighting | Very poor |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

Primary energy use

The primary energy use for this property per year is 515 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£1,089 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 £596 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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 E. 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 CO₂

This property produces 4.4 tonnes of CO₂

This property's potential production 2.5 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £178 |
| 2. Cavity wall insulation | £500 - £1,500 | £158 |
| 3. Increase hot water cylinder insulation | £15 - £30 | £50 |
| 4. Low energy lighting | £45 | £29 |
| 5. High performance external doors | £500 | £20 |
| 6. High heat retention storage heaters | £1,200 - £1,800 | £160 |

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.

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|-----------------|--|
| Assessor's name | Peter Bennett |
| Telephone | 07779578947 |
| Email | peter@peterbennettphotography.com |

Contacting the accreditation scheme

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

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| Accreditation scheme | ECMK |
| Assessor's ID | ECMK300515 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 15 May 2018 |
| Date of certificate | 15 May 2018 |
| Type of assessment | RdSAP |