

# Energy performance certificate (EPC)

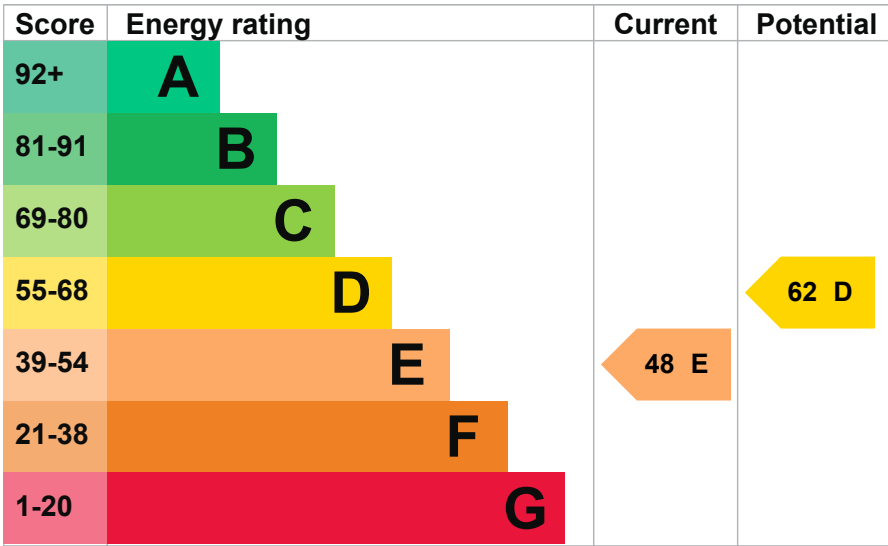
34 Culross Drive Dundonald BELFAST BT16 2SG	Energy rating <b>E</b>	Valid until: <b>18 September 2033</b>
		Certificate number: <b>2235-1091-6607-0501-0119</b>

Property type	Mid-terrace house
Total floor area	87 square metres

## Energy rating and score

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

[See how to improve this property's energy 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
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 274 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

## 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 **£1,684 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 £420 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 E.

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	6.3 tonnes of CO2
This property's potential production	4.6 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

► [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 £29

Potential rating after completing step 1

49 E

## Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £21

Potential rating after completing steps 1 and 2

50 E

## Step 3: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £35

Potential rating after completing steps 1 to 3

51 E

## Step 4: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £110

Potential rating after completing steps 1 to 4

55 D

## Step 5: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £40

Potential rating after completing steps 1 to 5

56 D

## Step 6: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

**Typical yearly saving**

£185

**Potential rating after completing steps 1 to 6****62 D****Step 7: Solar water heating****Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£69

**Potential rating after completing steps 1 to 7****65 D****Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£3,500 - £5,500

**Typical yearly saving**

£643

**Potential rating after completing steps 1 to 8****75 C****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**

Ronnie Watson

**Telephone**

07925226876

**Email**[ronnie@eassni.com](mailto:ronnie@eassni.com)**Contacting the accreditation scheme**

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

**Accreditation scheme**

ECMK

**Assessor's ID**

ECMK302219

**Telephone**

0333 123 1418

**Email**[info@ecmk.co.uk](mailto:info@ecmk.co.uk)**About this assessment****Assessor's declaration**

No related party

**Date of assessment**

18 September 2023

**Date of certificate**

19 September 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 [mhclg.digital-services@communities.gov.uk](mailto: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 \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

### **OGI**

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