

# Energy performance certificate (EPC)

121, Bloomfield Avenue  
BELFAST  
BT5 5AB

Energy rating

F

Valid until:

10 August 2030

Certificate  
number:

9699-5089-0298-6060-1220

Property type

End-terrace house

Total floor area

79 square metres

# Energy rating and score

This property’s energy rating is F. 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		58 D
39-54	E		
21-38	F	30 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, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), 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 38% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 394 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£1,353 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 £569 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Impact on the environment

This property's 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.

### Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	8.2 tonnes of CO2
This property's potential production	4.7 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. Cavity wall insulation	£500 - £1,500	£163
2. Increase hot water cylinder insulation	£15 - £30	£21
3. Low energy lighting	£40	£35
4. Hot water cylinder thermostat	£200 - £400	£22
5. Heating controls (room thermostat)	£350 - £450	£70
6. Room-in-roof insulation	£1,500 - £2,700	£197
7. Condensing boiler	£2,200 - £3,000	£60
8. Solar water heating	£4,000 - £6,000	£45
9. Solar photovoltaic panels	£3,500 - £5,500	£326

## 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	James Stuart
Telephone	<a href="tel:07764612066">07764612066</a>
Email	<a href="mailto:jpas@hotmail.co.uk">jpas@hotmail.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207348
Telephone	<a href="tel:01225667570">01225 667 570</a>
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	11 August 2020
Date of certificate	11 August 2020
Type of assessment	<a href="#">RdSAP</a>