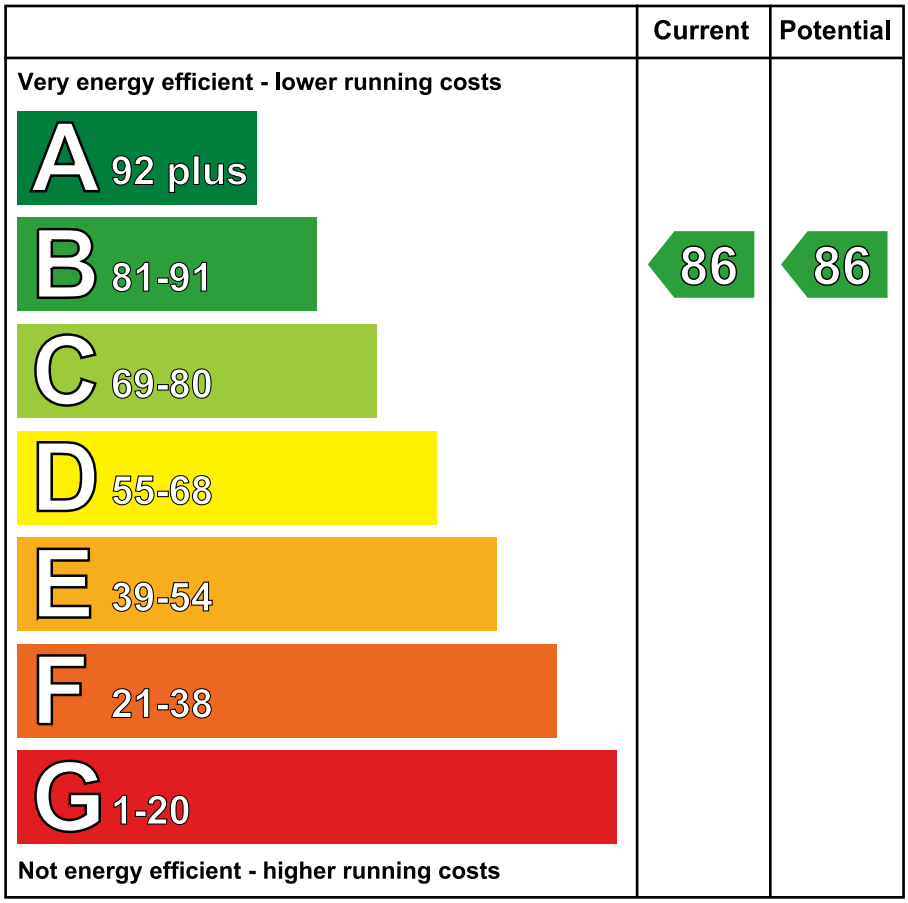
# Energy Performance Certificate

Northern Ireland

**Apartment 12.8**
**62, Donegall Quay**
**BELFAST**
**BT1 3NH**

| | |
|---|---|
| Date of assessment: | 17 September 2014 |
| Date of certificate: | 23 September 2014 |
| Reference number: | 0069-2963-0112-9594-5071 |
| Type of assessment: | RdSAP, existing dwelling |
| Accreditation scheme: | Stroma Certification |
| Assessor's name: | Mr Campbell Morris DipDEA |
| Assessor's accreditation number: | STRO005722 |
| Employer/Trading name: | EPC Belfast Ltd |
| Employer/Trading address: | Cliftonville Circus, Westland Road, Belfast, BT14 6NH |
| Related party disclosure: | No related party |

## Energy Efficiency Rating




## Technical Information

| | |
|---|---|
| **Main heating type and fuel:** | Electric storage heaters |
| **Total floor area:** | 58 m² |
| **Approximate energy use:** | 166 kWh/m² per year |
| **Approximate $CO_2$ emissions:** | 31 kg/m² per year |
| **Dwelling type:** | Mid-floor flat |

## Benchmarks

Average for Northern Ireland: D57

The approximate energy use and $CO_2$ emissions are per square metre of floor area based on fuel costs for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

## Estimated energy use, carbon dioxide ($CO_2$) emissions and fuel costs of this home

| | Current | Potential |
|---|---|---|
| Energy use | 166 kWh/m² per year | 167 kWh/m² per year |
| Carbon dioxide emissions | 1.8 tonnes per year | 1.8 tonnes per year |
| Lighting | £47 per year | £47 per year |
| Heating | £103 per year | £105 per year |
| Hot water | £113 per year | £113 per year |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2012 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008. A copy of the certificate has been lodged on a national register.

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the preceding page. You can get contact details of the accreditation scheme from their website at www.stroma.com together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

## About the building's performance ratings

The ratings provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in Northern Ireland is band D (rating 57).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.epb.dfpni.gov.uk

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

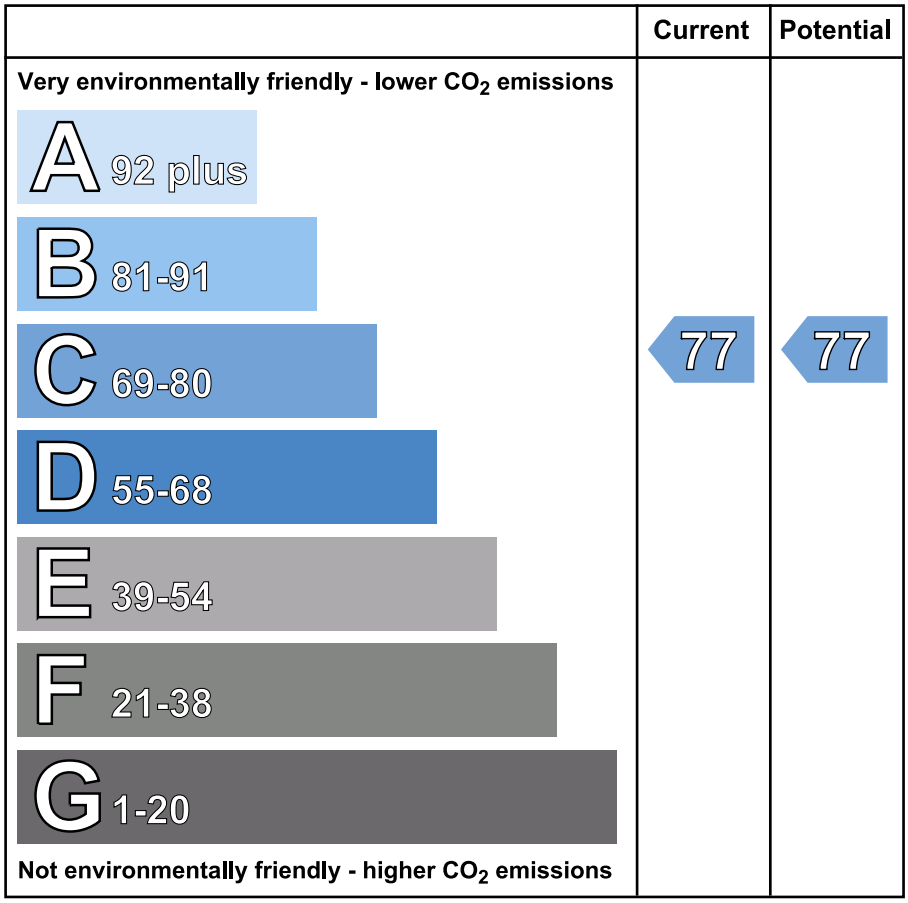
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk**

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

## Environmental Impact ($CO_2$) Rating




**Visit the Department of Finance and Personnel website at www.epb.dfpni.gov.uk to:**

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epb.dfpni.gov.uk and at www.niepcregister.com

# Recommended measures to improve this home's energy performance

Apartment 12.8
62, Donegall Quay
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BT1 3NH

Date of certificate: 23 September 2014
Reference number: 0069-2963-0112-9594-5071

## Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

| Element | Description | Current performance | |
|---|---|---|---|
| | | Energy Efficiency | Environmental |
| Walls | Cavity wall, as built, insulated (assumed) | ★★★★★ | ★★★★★ |
| Roof | (another dwelling above) | ☆☆☆☆☆ | ☆☆☆☆☆ |
| Floor | (other premises below) | — | — |
| Windows | Fully double glazed | ★★★★☆ | ★★★★☆ |
| Main heating | Electric storage heaters | ★★★☆☆ | ★☆☆☆☆ |
| Main heating controls | Manual charge control | ★★☆☆☆ | ★★☆☆☆ |
| Secondary heating | Room heaters, coal | — | — |
| Hot water | Electric immersion, off-peak | ★★★☆☆ | ★☆☆☆☆ |
| Lighting | Low energy lighting in all fixed outlets | ★★★★★ | ★★★★★ |
| Current energy efficiency rating | | B 86 | |
| Current environmental impact ($CO_2$) rating | | | C 77 |

## Low and zero carbon energy sources

None

## Recommendations

None

## Further measures to achieve even higher standards

None

## What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and $CO_2$ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).