

Energy performance certificate (EPC)

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Energy rating

D

73, Squires View
BELFAST
BT14 8FS

Valid until 25 March 2024

Certificate number **0661-2999-0175-9124-8985**

[Print this certificate](#)

Property type

Semi-detached house

Total floor area

85 square metres

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score Energy rating Current
Potential 61 | D
74 | C

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in Northern Ireland are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 245 kilowatt hours per square metre (kWh/m²).

What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
This property produces	4.0 tonnes of CO ₂
This property's potential production	2.5 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Potential energy rating

C

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (61) to C (74).

What is an energy rating?

Recommendation 1: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£14
Potential rating after carrying out recommendation 1	band-d 62 D

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost	£50
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Typical yearly saving £44
Potential rating after carrying out recommendations 1 and 2 band-d
64 | D

Recommendation 3: Hot water cylinder thermostat

Hot water cylinder thermostat
Typical installation cost £200 - £400
Typical yearly saving £84
Potential rating after carrying out recommendations 1 to 3 band-d
67 | D

Recommendation 4: Replace boiler with new condensing boiler

Condensing boiler
Typical installation cost £2,200 - £3,000
Typical yearly saving £160
Potential rating after carrying out recommendations 1 to 4 band-c
74 | C

Recommendation 5: Solar water heating

Solar water heating
Typical installation cost £4,000 - £6,000
Typical yearly saving £36
Potential rating after carrying out recommendations 1 to 5 band-c
75 | C

Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels
Typical installation cost £9,000 - £14,000
Typical yearly saving

Potential rating after carrying out recommendations 1 to 6

£226

band-b
85 | B

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£931

Potential saving

£302

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Peter McGibbon
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028 90682444
Email
peter@pmmcgibbon.co.uk

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd
Assessor ID
EES/004734
Telephone
01455 883 250
Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party
Date of assessment
21 March 2014
Date of certificate
26 March 2014
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.

There are no related certificates for this property.