

# Energy performance certificate (EPC)

50, Laganview Court  
BELFAST  
BT5 4AR

Energy rating

D

Valid until: 30 August 2033

Certificate number: 0570-2289-6680-2877-4471

Property type

Top-floor flat

Total floor area

110 square metres

## Energy rating and score

This property’s current energy rating is D. 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		72 C
55-68	D	65 D	
39-54	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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 73% of fixed outlets	Very good
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 340 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,164 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 £469 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 current 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. CO2 harms the environment.

## Carbon emissions

An average household produces	6 tonnes of CO2
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This property produces	6.3 tonnes of CO2
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This property’s potential production	5.3 tonnes of CO2
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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.

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£38
2. High heat retention storage heaters	£1,600 - £2,400	£431

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

# 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	Jim Rennicks
Telephone	07811349012
Email	<a href="mailto:jimren_2004@yahoo.co.uk">jimren_2004@yahoo.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	Stroma Certification Ltd
Assessor's ID	STRO010754
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	31 August 2023
Date of certificate	31 August 2023
Type of assessment	<a href="#">RdSAP</a>

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