# Energy performance certificate (EPC)

27 IRWIN AVENUE
BELFAST
BT4 3AF

Energy rating

E

| Valid until | Certificate number |
| --- | --- |
| **23 May 2031** | **0255-0218-3309-1404-5404** |

## Property type

Semi-detached house

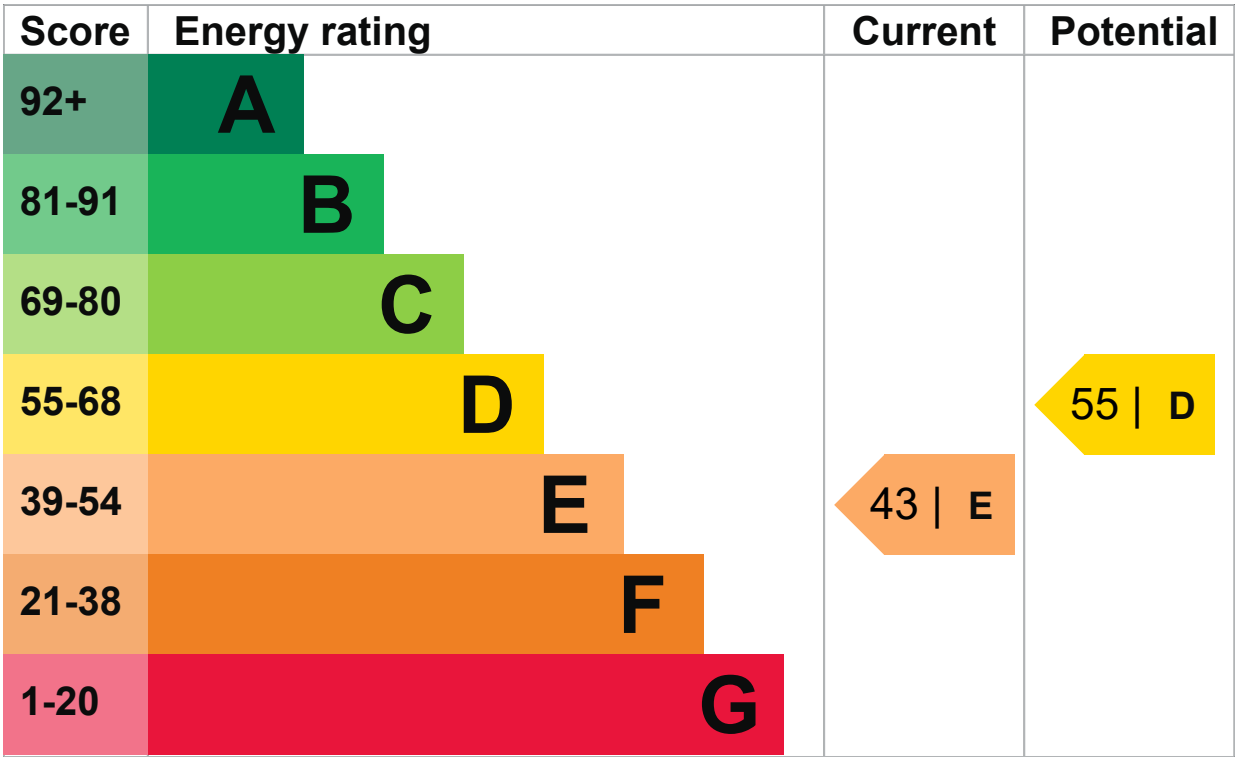
## Total floor area

90 square metres

### Energy efficiency rating for this property

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

See how to improve this property's energy performance.




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.

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |

| Feature | Description | Rating |
|---|---|---|
| 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 33% of fixed outlets | Average |
| Floor | Suspended, no insulation (assumed) | N/A |
| 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 295 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 CO2

## This property produces

6.9 tonnes of CO2

## This property's potential production

5.4 tonnes of CO2

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

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 E (43) to D (55).

Potential energy rating

D

▶ 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

£13

### Potential rating after carrying out recommendation 1

43 | E

## Recommendation 2: Low energy lighting

Low energy lighting

### Typical installation cost

£40

### Typical yearly saving

£41

### Potential rating after carrying out recommendations 1 and 2

44 | E

## Recommendation 3: Hot water cylinder thermostat

Hot water cylinder thermostat

### Typical installation cost

£200 - £400

### Typical yearly saving

£21

### Potential rating after carrying out recommendations 1 to 3

45 | E

## Recommendation 4: Heating controls (room thermostat)

Heating controls (room thermostat)

### Typical installation cost

£350 - £450

### Typical yearly saving

£69

### Potential rating after carrying out recommendations 1 to 4

49 | E

## Recommendation 5: Floor insulation (suspended floor)

Floor insulation (suspended floor)

### Typical installation cost

£800 - £1,200

### Typical yearly saving

£47

### Potential rating after carrying out recommendations 1 to 5

51 | E

## Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

### Typical installation cost

£2,200 - £3,000

### Typical yearly saving

£63

### Potential rating after carrying out recommendations 1 to 6

55 | D

## Recommendation 7: Solar water heating

Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£46

### Potential rating after carrying out recommendations 1 to 7

57 | D

## Recommendation 8: Internal or external wall insulation

Internal or external wall insulation

### Typical installation cost

£4,000 - £14,000

### Typical yearly saving

£248

### Potential rating after carrying out recommendations 1 to 8

70 | C

## Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£327

### Potential rating after carrying out recommendations 1 to 9

80 | C

# Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

#### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£1160

### Potential saving

£254

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

James Stuart

### Telephone

07517459259

### Email
jpas@hotmail.co.uk

## Accreditation scheme contact details

### Accreditation scheme
Quidos Limited

### Assessor ID
QUID207348

### Telephone
01225 667 570

### Email
info@quidos.co.uk

## Assessment details

### Assessor's declaration
No related party

### Date of assessment
24 May 2021

### Date of certificate
24 May 2021

### 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.