

# Energy performance certificate (EPC)

112 Circular Road  
BELFAST  
BT4 2GF

Energy rating

E

Valid until: 24 July 2033

Certificate number: 2444-0050-2283-9607-1214

Property type

Detached house

Total floor area

218 square metres

## Energy rating and score

This property's current energy rating is E. 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		57 D
39-54	E	41 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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating	Room heaters, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 41% 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 243 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£4,480 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 £1,260 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.

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## Impact on the environment

This property's current 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 (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 14.0 tonnes of CO<sub>2</sub>

This property's potential production 10.0 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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. Increase loft insulation to 270 mm	£100 - £350	£142
2. Increase hot water cylinder insulation	£15 - £30	£86
3. Draught proofing	£80 - £120	£164
4. Low energy lighting	£65	£116
5. Heating controls (room thermostat and TRVs)	£350 - £450	£372
6. Condensing boiler	£2,200 - £3,000	£381
7. Floor insulation (solid floor)	£4,000 - £6,000	£188
8. Solar water heating	£4,000 - £6,000	£97
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£318
10. Solar photovoltaic panels	£3,500 - £5,500	£644

## 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	Chris Mclean
Telephone	07751695309
Email	<a href="mailto:chris.mclean54@yahoo.co.uk">chris.mclean54@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	STRO027179
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	24 July 2023
Date of certificate	25 July 2023
Type of assessment	<a href="#">RdSAP</a>

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