

# Energy performance certificate (EPC)

11, Pomona Avenue BELFAST BT4 3AL	Energy rating	Valid until: 23 June 2029
	<b>F</b>	Certificate number: 9311-0026-6690-8652-1926

Property type	Mid-terrace house
Total floor area	77 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		50 E
21-38	<b>F</b>	24 F	
1-20	<b>G</b>		

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

## Primary energy use

The primary energy use for this property per year is 462 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,389 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 £543 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 environmental impact rating is G. 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.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	9.8 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	6.0 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.

# Steps you could take to save energy

▶ [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £98

Potential rating after completing step 1

27 F

## Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £43

Potential rating after completing steps 1 and 2

29 F

## Step 3: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £21

Potential rating after completing steps 1 to 3

30 F

## Step 4: Low energy lighting

Typical installation cost £25

Typical yearly saving £34

Potential rating after completing steps 1 to 4

31 F

## Step 5: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £25

Potential rating after completing steps 1 to 5

32 F

## Step 6: Heating controls (room thermostat)

Typical installation cost £350 - £450

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Typical yearly saving	£73
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Potential rating after completing steps 1 to 6	<b>36 F</b>
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## Step 7: Room-in-roof insulation

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Typical installation cost	£1,500 - £2,700
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Typical yearly saving	£235
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Potential rating after completing steps 1 to 7	<b>49 E</b>
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## Step 8: High performance external doors

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Typical installation cost	£1,000
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Typical yearly saving	£16
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Potential rating after completing steps 1 to 8	<b>50 E</b>
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## Step 9: Solar water heating

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Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£65
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Potential rating after completing steps 1 to 9	<b>55 D</b>
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## Step 10: Double glazed windows

Replace single glazed windows with low-E double glazed windows

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Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£53
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Potential rating after completing steps 1 to 10	<b>58 D</b>
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## Step 11: Internal or external wall insulation

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Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£82
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Potential rating after completing steps 1 to 11	<b>63 D</b>
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## Step 12: Gas condensing boiler

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Typical installation cost	£3,000 - £7,000
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**Typical yearly saving**

£27

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**Potential rating after completing steps 1 to 12**72 C

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## Step 13: Solar photovoltaic panels, 2.5 kWp

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**Typical installation cost**

£5,000 - £8,000

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**Typical yearly saving**

£296

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**Potential rating after completing steps 1 to 13**83 B

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## 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.

<b>Assessor's name</b>	Paul Jenkins
<b>Telephone</b>	(0)2890 586 963
<b>Email</b>	<a href="mailto:paul@techniplan.co.uk">paul@techniplan.co.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Quidos Limited
<b>Assessor's ID</b>	QUID200846
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	22 June 2019
<b>Date of certificate</b>	24 June 2019
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[9108-4076-9620-2690-1913 \(/energy-certificate/9108-4076-9620-2690-1913\)](#)

**Expired on**

12 January 2019

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