

Energy performance certificate (EPC)

1, Glendale Avenue West
BELFAST
BT8 6LE

Energy rating

D

Valid until:

7 May 2028

Certificate number:

9718-0125-6230-5653-4906

Property type

Semi-detached house

Total floor area

83 square metres

Energy rating and score

This property's 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		71 C
55-68	D	63 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, filled cavity	Average
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 8% of fixed outlets	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£922 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 £214 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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 D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
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This property produces	3.8 tonnes of CO2
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This property's potential production	2.9 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.

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 £58

Potential rating after completing step 1 **65 D**

Step 2: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £30

Potential rating after completing steps 1 and 2 **66 D**

Step 3: Low energy lighting

Typical installation cost £60

Typical yearly saving £45

Potential rating after completing steps 1 to 3 **68 D**

Step 4: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £26

Potential rating after completing steps 1 to 4 **69 C**

Step 5: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £54

Potential rating after completing steps 1 to 5 **71 C**

Step 6: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £30

Potential rating after completing steps 1 to 6 **72 C**

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £277

Potential rating after completing steps 1 to 7 **82 B**

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 John Meehan

Telephone 07443514425

Email john_meehan102@hotmail.com

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

STRO015847

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Assessor's declaration

No related party

Date of assessment

7 May 2018

Date of certificate

8 May 2018

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 (Monday to Friday, 9am to 5pm).

Certificate number

[9211-0126-6230-5659-4006 \(/energy-certificate/9211-0126-6230-5659-4006\)](#)

Expired on

4 June 2019



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