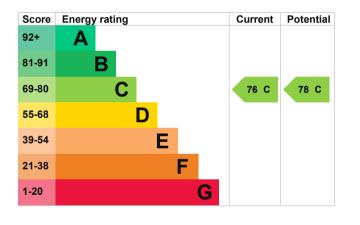
Energy performance certificate (EPC)				
50c Marlborough Park South BELFAST BT9 6HS	Energy rating	Valid until: 15 June 2025 Certificate number: 9415-0626-6240-5906-0996		
Property type	type Basement flat			
Total floor area		148 square metres		

Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	ature Description		
Wall	Cavity wall, as built, insulated (assumed)	Good	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, mains gas	Good	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	From main system	Good	
Lighting	Low energy lighting in 83% of fixed outlets	Very good	
Roof	(another dwelling above)	N/A	
Floor	Solid, insulated (assumed)	N/A	
Secondary heating	Room heaters, mains gas	N/A	

Primary energy use

The primary energy use for this property per year is 147 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£886 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 £76 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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 produces	3.8 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.		This property's potential production	3.4 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household produces	6 tonnes of CO2	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 costTypical yearly saving£2,200 - £3,000£76

Help paying for energy improvements

1. Condensing boiler

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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
Telephone
Email

Dermot McGladery 07703 495777 dermotmcgladery@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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/005938 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 16 June 2015 16 June 2015 RdSAP