

# Energy performance certificate (EPC)

4 Geneva Gardens BELFAST BT9 5FY	Energy rating <b>C</b>	Valid until: <b>13 September 2033</b>
		Certificate number: <b>0916-0218-2907-7704-5400</b>

## Property type

Semi-detached house

## Total floor area

105 square metres

## Energy rating and score

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

[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>	70 C	72 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
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)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good

Feature	Description	Rating
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system, plus solar	Very good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating

## Primary energy use

The primary energy use for this property per year is 194 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 **£1,903 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 £85 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.

### Impact on the environment

This property's current environmental impact rating is D. It has the potential to be D.

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

3.6 tonnes of CO<sub>2</sub>

### This property's potential production

3.5 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**

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

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**Step 1: Low energy lighting****Typical installation cost**

£90

**Typical yearly saving**

£86

**Potential rating after completing step 1**72 C

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**Step 2: Internal or external wall insulation****Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£305

**Potential rating after completing steps 1 and 2**76 C

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**Step 3: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£3,500 - £5,500

**Typical yearly saving**

£634

**Potential rating after completing steps 1 to 3**85 B

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**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**

Ciaran Stuart

**Telephone**

07764612066

**Email**

## Contacting the accreditation scheme

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

### Accreditation scheme

Quidos Limited

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### Assessor's ID

QUID208899

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### Telephone

01225 667 570

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### Email

[info@quidos.co.uk](mailto:info@quidos.co.uk)

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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

13 September 2023

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### Date of certificate

14 September 2023

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### Type of assessment

▶ [RdSAP](#)

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

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

## OGL

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