# **Energy performance certificate (EPC)**

34 Wandsworth Gardens BELFAST BT4 3NL	Energy rating	Valid until:	23 June 2034
		Certificate number:	5902-6514-1102-0026-8402
Property type	S	Semi-detached h	ouse

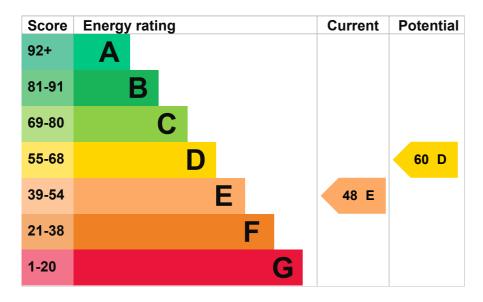
97 square metres

## **Energy rating and score**

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

See how to improve this property's energy efficiency.

**Total floor area** 



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
Roof	Pitched, 75 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

#### Primary energy use

The primary energy use for this property per year is 371 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £2,505 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 £621 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 E. It has the potential to be E.

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 tons	
This property produces	6.6 tonnes of CO2
This property's potential production	4.9 tonnes of CO2

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.

## Changes you could make

▶ Do I need to follow these steps in order?

### **Step 1: Heating controls (room thermostat and TRVs)**

Typical installation cost	£350 - £450
Typical yearly saving	£247
Potential rating after completing step 1	53 E

### Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£374
Potential rating after completing steps 1 and 2	60 D

### Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£187
Potential rating after completing steps 1 to 3	64 D

### Step 4: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£355
Potential rating after completing steps 1 to 4	71 C

### Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£501
Potential rating after completing steps 1 to 5	80 C

### 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). 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	info@spsni.com

#### 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
Assessor's ID	QUID208899
Telephone	01225 667 570
Email	info@quidos.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	21 June 2024
Date of certificate	24 June 2024
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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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