

# Energy performance certificate (EPC)

4, St. Ives Gardens  
BELFAST  
BT9 5DN

Energy rating

**D**

Valid until: **17 February 2030**

Certificate number: **9120-0122-6430-7668-1296**

Property type

Mid-terrace house

Total floor area

134 square metres

## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75   <b>C</b>
55-68	<b>D</b>	64   <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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Mostly double glazing	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 84% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 5.7 tonnes of CO<sub>2</sub>

This property's potential production 3.6 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 2.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (64) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£305
2. Condensing boiler	£2,200 - £3,000	£69
3. Solar water heating	£4,000 - £6,000	£32
4. Solar photovoltaic panels	£3,500 - £5,500	£316

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1192
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Potential saving	£374
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Andrew Smyth
Telephone	02890 325888
Email	<a href="mailto:andrew.smyth@macfarlanesmyth.com">andrew.smyth@macfarlanesmyth.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/006351
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	18 February 2020
Date of certificate	18 February 2020
Type of assessment	<a href="#">RdSAP</a>

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