

Energy performance certificate (EPC)

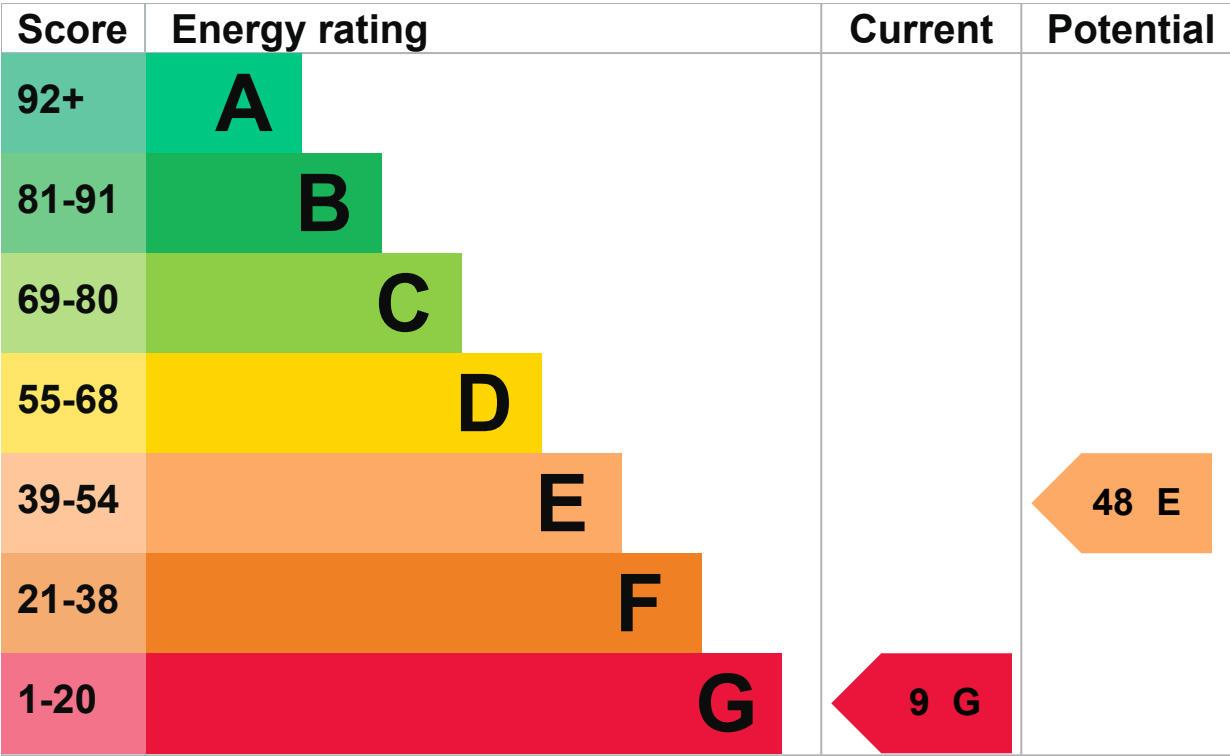
9, Thornhill Parade BELFAST BT5 7AT	Energy rating G	Valid until:	11 October 2027
		Certificate number:	0589-2073-0251-7003-0920

Property type	End-terrace house
Total floor area	74 square metres

Energy rating and score

This property’s energy rating is G. It has the potential to be E.

[See how to improve this property’s energy efficiency.](#)



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, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Window	Single glazed	Very poor
Main heating	Room heaters, coal	Average

Feature	Description	Rating
Main heating	Room heaters, coal	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 13% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 771 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£2,542 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 £1,388 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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 G. It has the potential to be F.

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 CO ₂
This property produces	19.0 tonnes of CO ₂

This property's potential production

6.3 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.

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 £417

Potential rating after completing step 1

18 G

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £429

Potential rating after completing steps 1 and 2

31 F

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £151

Potential rating after completing steps 1 to 3

35 F

Step 4: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £72

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

37 F

Step 5: Low energy lighting

Typical installation cost £35

Typical yearly saving £30

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

38 F

Step 6: High performance external doors

Typical installation cost £1,000

Typical yearly saving £30

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

40 E

Step 7: Biomass stove with boiler

Typical installation cost £7,000 - £13,000

Typical yearly saving £259

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

48 E

Step 8: Floor insulation (solid floor)

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

Typical yearly saving £80

**Potential rating after completing
steps 1 to 8**

52 E

Step 9: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£93
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Potential rating after completing steps 1 to 9	
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56 D

Step 10: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£162
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Potential rating after completing steps 1 to 10	
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63 D

Step 11: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
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Typical yearly saving	£274
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Potential rating after completing steps 1 to 11	
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74 C

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	Elaine Pooler
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Telephone	028 9045 3319
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Emailelaine@poolerestateagents.com

Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/015780

Telephone

01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

Owner or Director of the organisation dealing with the property transaction

Date of assessment

8 September 2017

Date of certificate

12 October 2017

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).

There are no related certificates for this property.



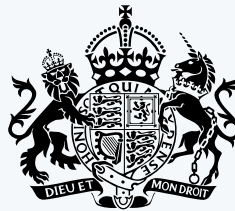
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