Energy performance certificate (EPC)

10 Craigantlet Cottages Ballymiscaw Road Dundonald BELFAST BT16 1TY

Energy rating **D**

Valid until: **28 January 2034**

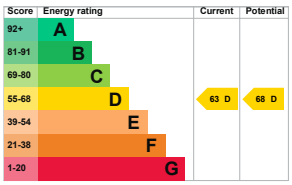
Certificate number: **0320-2198-0390-2224-2441**

Property type	Mid-terrace house
Total floor area	81 square metres

Energy rating and score

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

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, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,090 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 £167 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 D. It has the potential to be D.

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 CO2
This property produces	4.3 tonnes C(
This property's ton potential production	C

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

Step	Typical installation cost	Typical yearly saving
1. Hot water cylinder thermostat	£200 - £400	£31
2. Heating controls (room thermostat)	£350 - £450	£72
3. Condensing boiler	£2,200 - £3,000	£64
4. Floor insulation (solid floor)	£4,000 - £6,000	£47
5. Solar water heating	£4,000 - £6,000	£63
6. Solar photovoltaic panels	£3,500 - £5,500	£545

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	Patricia Best
Telephone	07788108883
Email	patricia@bestprop

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/004738
Telephone	01455 883 250
Email	enquiries@elmhur

About this assessment

Assessor's declaration	No related party
Date of assessment	28 January 2024

Date of certificate	29 January 2024
Type of assessment	RdSAP

RdSAP (Reduced data Standard Assessmer Procedure) a method used to assess and compare th energy and environmer performanc of propertie in the UK. I uses a site visit and survey of th property to calculate energy performanc

This type o assessmen can be carried out properties built before April 2008 i England an Wales, and 30 Septeml 2008 in Northern Ireland. It c also be use for newer properties, long as the

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