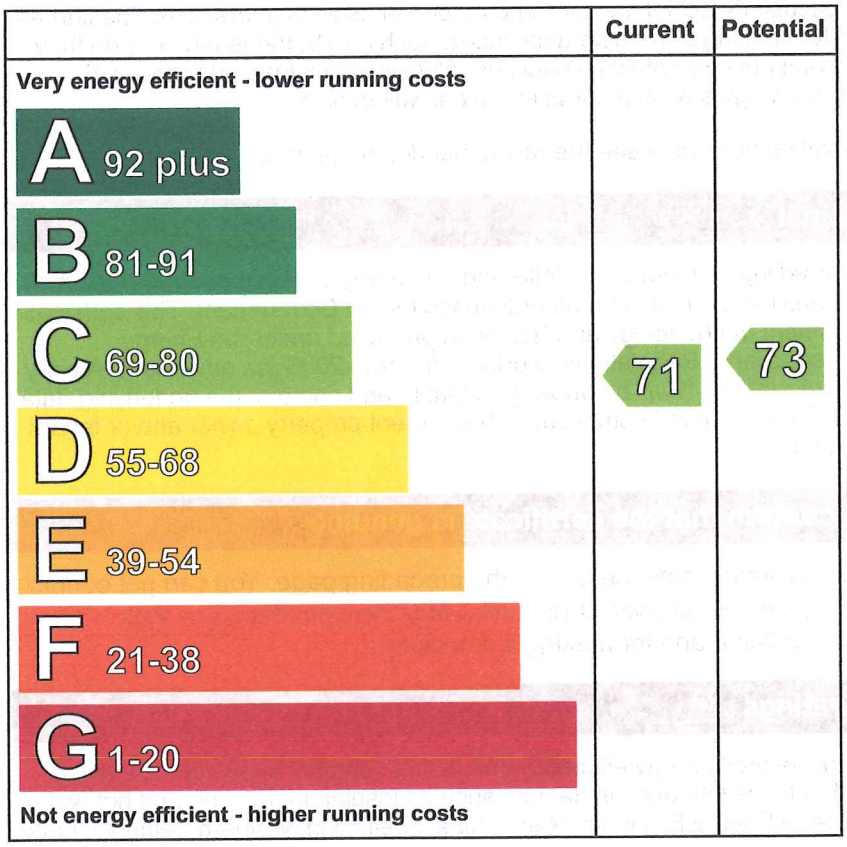
Energy Performance Certificate

Northern Ireland

Apartment 5 Acorn Hill
9a, Annadale Avenue
BELFAST
BT7 3JH

Date of assessment:	29 May 2019
Date of certificate:	06 June 2019
Reference number:	9921-0325-7920-8011-9922
Type of assessment:	RdSAP, existing dwelling
Accreditation scheme:	Stroma Certification
Assessor's name:	Simon Durnien
Assessor's accreditation number:	STRO017726
Employer/Trading name:	Durnien Surveyors
Employer/Trading address:	667 Shore Road, Whiteabbey, Co Antrim, BT37 0ST
Related party disclosure:	No related party

Energy Efficiency Rating



Technical Information

Main heating type and fuel:	Boiler and radiators, mains gas
Total floor area:	138 m²
Primary energy use:	182 kWh/m² per year
Approximate CO_2 emissions:	32 kg/m² per year
Dwelling type:	Ground-floor flat

Benchmarks

Average for Northern Ireland: D60

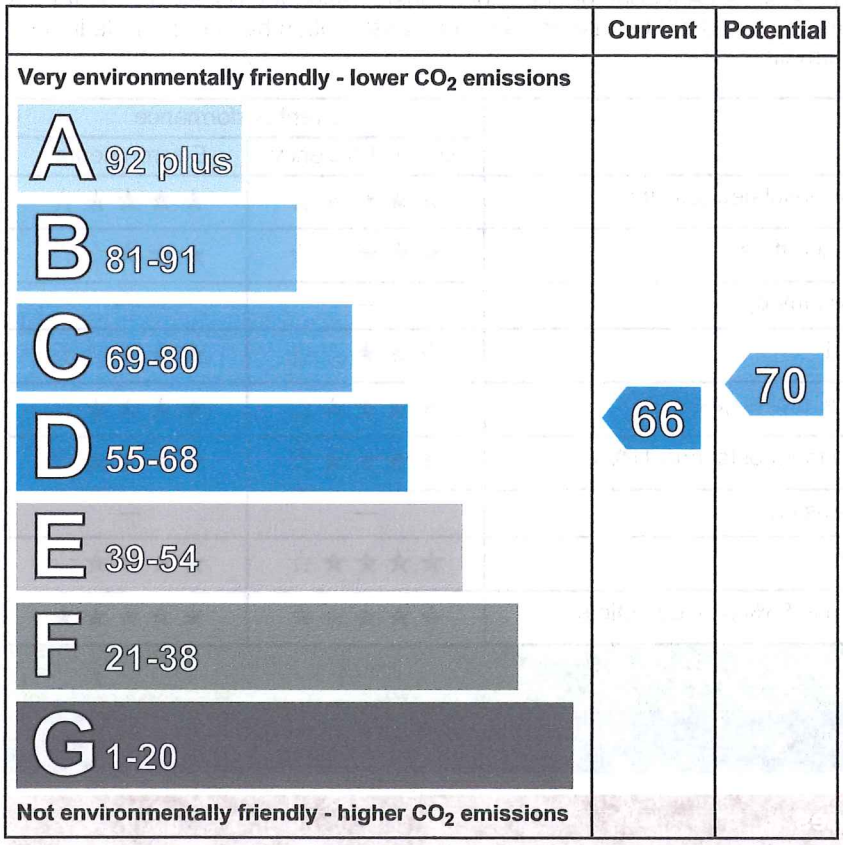
The primary energy use and CO_2 emissions are per square metre of floor area based on fuel use for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Environmental Impact (CO_2) Rating



Visit the Department of Finance website at www.finance-ni.gov.uk to:

- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.finance-ni.gov.uk and at www.niepcregister.com

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Higher cost measures	Indicative cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£82	C 73	C 70
Total		£82		
Potential energy efficiency rating			C 73	
Potential environmental impact (CO_2) rating				C 70

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by reduced carbon dioxide emissions.