Energy performance certificate (EPC)

87, Rosepark BELFAST BT5 7RH Energy rating

Valid until: 25 February 2026

Certificate number:

9086-0722-6080-5926-5922

Property type

Detached bungalow

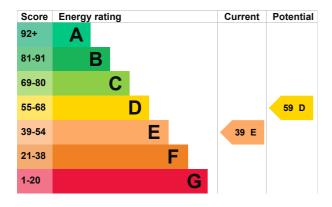
Total floor area

104 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.



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	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 311 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,514 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 £507 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 F. 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 tonnes of CO2

This property produces	7.9 tonnes of CO2	
This property's potential production	5.2 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

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£30
2. Low energy lighting	£45	£41
3. Heating controls (room thermostat and TRVs)	£350 - £450	£154
4. Floor insulation (suspended floor)	£800 - £1,200	£142
5. Condensing boiler	£2,200 - £3,000	£139
6. Solar water heating	£4,000 - £6,000	£54
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£120
8. Solar photovoltaic panels	£5,000 - £8,000	£267

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	Shane McKenna
Telephone	07786051641
Email	shane@emberenergyni.co.uk

Contacting the accreditation scheme

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

ECMK	
ECMK300715	
0333 123 1418	
info@ecmk.co.uk	
No related party	
26 February 2016	
26 February 2016	
RdSAP	
	ECMK300715 0333 123 1418 info@ecmk.co.uk No related party 26 February 2016 26 February 2016