

Energy performance certificate (EPC)

58 Shore Road
BELFAST
BT15 3PY

Energy
rating

F

Valid
until:

**3 November
2031**

Certificate number: **0183-3009-
3201-3269-
4200**

Property type	End-terrace house
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Total floor area	111 square metres
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Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be E.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	25 F	
1-20	G		

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
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Average
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 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 381 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property’s heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces	6 tonnes of CO ₂
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This property produces	11.0 tonnes of CO ₂
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This property's potential production	6.8 tonnes of CO ₂
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By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 4.2 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 F (25) to E (51).

Potential energy
rating

E

► [What is an energy rating?](#)

An energy rating shows a property's energy efficiency.

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

Properties are also given a score. The higher this number, the lower your CO₂ emissions are likely to be.

Recommendation 1: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£161

Potential rating after carrying out recommendation 1

30 | F

Recommendation 2: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
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Typical yearly saving	£226
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Potential rating after carrying out recommendations 1 and 2	39 E
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Recommendation 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£250
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Potential rating after carrying out recommendations 1 to 3	51 E
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Recommendation 4: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£39
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Potential rating after carrying out recommendations 1 to 4	53 E
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Recommendation 5: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£41
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Potential rating after carrying out recommendations 1 to 5	55 D
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Recommendation 6: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£290
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Potential rating after carrying out recommendations 1 to 6	70 C
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Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£333
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Potential rating after carrying out recommendations 1 to 7	
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78 | C

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	£1676
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Potential saving	£638
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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.

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	Richard Gallagher
Telephone	07530 113548
Email	rickygallagher@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/017768
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	8 September 2021
Date of certificate	4 November 2021
Type of assessment	<div><div>▶ RdSAP</div><div><p>RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.</p><p>This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can</p></div></div>

also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

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.

There are no related certificates for this property.