

Energy performance certificate (EPC)

40, Rochester Road
BELFAST
BT6 9LJ

Energy rating

E

Valid until:

9 May 2029

Certificate number:

0360-2961-0257-9101-2031

Property type

Semi-detached house

Total floor area

86 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		

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, 100 mm loft insulation	Average
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 70% of 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 257 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£857 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 £281 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 E. 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 5.8 tonnes of CO₂

This property's potential production 3.8 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£25
2. Increase hot water cylinder insulation	£15 - £30	£18
3. Draught proofing	£80 - £120	£26
4. Low energy lighting	£15	£16
5. Hot water cylinder thermostat	£200 - £400	£18
6. Heating controls (room thermostat and TRVs)	£350 - £450	£114
7. Heat recovery system for mixer showers	£585 - £725	£19
8. Condensing boiler	£2,200 - £3,000	£47
9. Floor insulation (solid floor)	£4,000 - £6,000	£34
10. Solar water heating	£4,000 - £6,000	£32
11. Solar photovoltaic panels	£3,500 - £5,500	£295

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	David Purce
Telephone	07980 242 368
Email	david@cowleyproperty.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003343
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	Owner or Director of the organisation dealing with the property transaction
Date of assessment	9 May 2019
Date of certificate	10 May 2019
Type of assessment	RdSAP