Energy performance certificate (EPC)			
106 Ebor Street BELFAST BT12 6NQ	Energy rating	Valid until:	1 June 2035
		Certificate number:	7835-6126-1500-0332-1206
Property type	S	Semi-detached house	9
Total floor area	64 square metres		

Energy rating and score

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

See how to improve this property's energy efficiency.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the

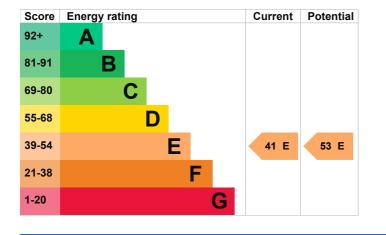
potential energy rating.

For properties in Northern Ireland:

lower your energy bills are likely to be.

The graph shows this property's current and

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
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 14% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 352 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,365 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 £288 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 6 tonnes of CO2 produces

This property produces5.5 tonnes of CO2This property's potential
production4.4 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	£29
2. Low energy lighting	£60	£50
3. Hot water cylinder thermostat	£200 - £400	£27
4. Heating controls (room thermostat and TRVs)	£350 - £450	£181
5. Floor insulation (solid floor)	£4,000 - £6,000	£54
6. Solar water heating	£4,000 - £6,000	£72
7. Internal or external wall insulation	£4,000 - £14,000	£249
8. Solar photovoltaic panels	£3,500 - £5,500	£417

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	Kyle Carpenter
Telephone	02891 274 132
Email	kylecarpenter09@hotmail.com

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/024733
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 June 2025
Date of certificate	2 June 2025
Type of assessment	RdSAP