

# Energy performance certificate (EPC)

48 Ballycoan Road BELFAST BT8 8LL	Energy rating <b>F</b>	Valid until: <b>19 February 2034</b>
		Certificate number: <b>6820-2526-0066-0108-0463</b>

Property type: Detached house

Total floor area: 283 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		64 D
39-54	<b>E</b>		
21-38	<b>F</b>	29 F	
1-20	<b>G</b>		

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	Granite or whinstone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, no insulation	Very poor
Window	Partial double glazing	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 59% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Primary energy use

The primary energy use for this property per year is 311 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£5,766 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 £2,893 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	23.0 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	11.0 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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

► [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£1,268
Potential rating after completing step 1	<b>43 E</b>

## Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£560
Potential rating after completing steps 1 and 2	<b>50 E</b>

## Step 3: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£47
Potential rating after completing steps 1 to 3	<b>51 E</b>

## Step 4: Low energy lighting

Typical installation cost	£55
Typical yearly saving	£74
Potential rating after completing steps 1 to 4	<b>51 E</b>

## Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£944
Potential rating after completing steps 1 to 5	<b>64 D</b>

## Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£70

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Potential rating after completing steps 1 to 6

66 D

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## Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£99

Potential rating after completing steps 1 to 7

67 D

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## Step 8: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£186

Potential rating after completing steps 1 to 8

69 C

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## Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£534

Potential rating after completing steps 1 to 9

73 C

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## Step 10: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£1,111

Potential rating after completing steps 1 to 10

82 B

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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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## 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

Ciaran Stuart

Telephone

07764612066

Email

[info@spsni.com](mailto:info@spsni.com)

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## Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID208899
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	20 February 2024
Date of certificate	20 February 2024
Type of assessment	▶ <a href="#">RdSAP</a>

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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