

# Energy performance certificate (EPC)

105 Osborne Park BELFAST BT9 6JQ	Energy rating	Valid until: <b>1 December 2034</b>
	<b>F</b>	Certificate number: <b>0028-3944-0202-2004-7200</b>

Property type	Detached house
Total floor area	277 square metres

## Energy rating and score

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

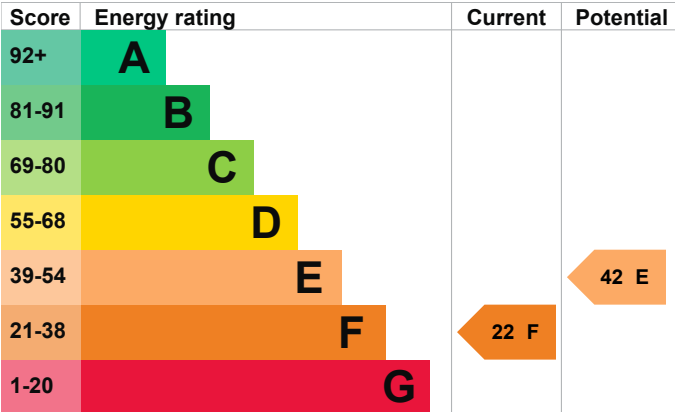
[See how to improve this property's energy efficiency.](#)

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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Partial double glazing	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 39% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

### Primary energy use

The primary energy use for this property per year is 346 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### How this affects your energy bills

An average household would need to spend **£5,957 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 £1,892 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 G. It has the potential to be F.

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

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **27.0 tonnes of CO<sub>2</sub>**

This property's potential production **19.0 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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Draught proofing	£80 - £120	£81
2. Low energy lighting	£70	£91
3. Heating controls (room thermostat and TRVs)	£350 - £450	£669
4. Room-in-roof insulation	£1,500 - £2,700	£581
5. Condensing boiler	£2,200 - £3,000	£471
6. Floor insulation (solid floor)	£4,000 - £6,000	£149
7. Solar water heating	£4,000 - £6,000	£68
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£144
9. Internal or external wall insulation	£4,000 - £14,000	£1,322
10. Solar photovoltaic panels	£3,500 - £5,500	£433

## 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	Christopher Smyth
Telephone	07870437496
Email	<a href="mailto:info@belfast-epc.com">info@belfast-epc.com</a>

### 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/017195
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	2 December 2024
Date of certificate	2 December 2024
Type of assessment	<a href="#">RdSAP</a>