

Energy performance certificate (EPC)

17 Fort Road BELFAST BT8 8LX	Energy rating	Valid until: 2 March 2035
	C	Certificate number: 1335-1222-6400-0506-7222
Property type	Detached house	
Total floor area	241 square metres	

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Ground source heat pump, underfloor, electric	Good
Main heating control	Time and temperature zone control	Very good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Ground source heat pump

Primary energy use

The primary energy use for this property per year is 148 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,813 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 £96 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 C. It has the potential to be C.

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 **6.0 tonnes of CO₂**

This property's potential production **5.8 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. Heat recovery system for mixer showers	£585 - £725	£96
2. Solar water heating	£4,000 - £6,000	£224
3. Solar photovoltaic panels	£3,500 - £5,500	£416

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	info@belfast-epc.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/017195
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 February 2025
Date of certificate	3 March 2025
Type of assessment	RdSAP