

Energy performance certificate (EPC) recommendation report

627, Lisburn Road
BELFAST
BT9 7GT

Report number
0670-0246-3009-1620-3092

Valid until
26 October 2026

Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	Low
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Consider installing an air source heat pump.	Medium

Property and report details

Report issued on	27 October 2016
Total useful floor area	165 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5

Assessor's details

Assessor's name	Declan Heggarty
Employer's name	Northern Ireland Energy Rating
Employer's address	3 Everglades, Ballycastle, County Antrim BT54 6BE
Assessor ID	STRO001014
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
