

Energy performance certificate (EPC) recommendation report

3 Ballygowan Road
BELFAST
BT5 7LH

Report number
9391-6311-6843-8109-5789

Valid until
2 April 2032

Energy rating and EPC

This property's current energy rating is E.

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

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	3 April 2022
Total useful floor area	564 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

Assessor's details

Assessor's name	Declan Heggarty
Telephone	07595362912
Email	info@nienergyrating.com
Employer's name	Northern Ireland Energy Rating
Employer's address	3 The Everglades, Clare Road, 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