

Energy performance certificate (EPC) recommendation report

336-338 Woodstock Road
BELFAST
BT6 9DP

Report number
4578-6106-2195-5702-6722

Valid until
25 July 2034

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low

Property and report details

Report issued on	26 July 2024
Total useful floor area	226 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	declan@nienergyrating.com
Employer's name	Northern Ireland Energy Rating
Employer's address	41 North Street, Ballycastle, County Antrim BT54 6BP
Assessor ID	EES/024866
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
