

# Energy performance certificate (EPC)

17 Rosemary Park  
BELFAST  
BT9 6RF

Energy rating

F

Valid until: 6 May 2036

Certificate number: 2303-9526-7102-0005-8606

Property type Detached house

Total floor area 138 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	32 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, no insulation (assumed)	Poor
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	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	Below average lighting efficiency	Average
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 337 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

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### Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£3,283 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 £1,397 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 24,080 kWh per year for heating
  - 3,944 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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>
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This property produces	10.0 tonnes of CO <sub>2</sub>
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This property's potential production	5.4 tonnes of CO <sub>2</sub>
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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.

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## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£900 - £1,500	£661
2. Floor insulation (suspended floor)	£5,000 - £10,000	£231
3. Hot water cylinder thermostat	£130 - £180	£39
4. Heating controls (room thermostat and TRVs)	£220 - £250	£360
5. Condensing boiler	£2,200 - £3,500	£107
6. Solar photovoltaic panels	£8,000 - £10,000	£288

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## 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	Richard Waite
Telephone	<a href="tel:07523112594">07523112594</a>
Email	<a href="mailto:info@waitepropertysolutions.co.uk">info@waitepropertysolutions.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID212062
Telephone	<a href="tel:01225667570">01225 667 570</a>
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	7 May 2026
Date of certificate	7 May 2026
Type of assessment	<a href="#">RdSAP</a>