

# Energy performance certificate (EPC)

9 Glen Ebor Park BELFAST BT4 2JJ	Energy rating	Valid until:	16 April 2036
	<b>D</b>	Certificate number:	7603-1506-1102-0094-8102

**Property type**

Detached bungalow

**Total floor area**

101 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 224 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- PV recommended  
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

## 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/)

## How this affects your energy bills

An average household would need to spend **£1,680 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 £414 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:

- 10,958 kWh per year for heating
- 4,664 kWh per year for hot water

## Impact on the environment

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

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

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	4.1 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	2.8 tonnes of CO <sub>2</sub>

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.

# Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

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## Step 1: Floor insulation (suspended floor)

Typical installation cost £5,000 - £10,000

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Typical yearly saving £147

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Potential rating after completing step 1

67 D

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## Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £20 - £40

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Typical yearly saving £56

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Potential rating after completing steps 1 and 2

68 D

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## Step 3: Low energy lighting

Typical installation cost £270 - £315

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Typical yearly saving £53

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Potential rating after completing steps 1 to 3

69 C

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## Step 4: Heating controls (room thermostat)

Typical installation cost £220 - £250

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Typical yearly saving £79

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**Potential rating after completing steps 1 to 4**

**71 C**

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## **Step 5: Solar water heating**

**Typical installation cost**

£4,000 - £7,000

**Typical yearly saving**

£81

**Potential rating after completing steps 1 to 5**

**72 C**

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## **Step 6: Solar photovoltaic panels, 2.5 kWp**

**Typical installation cost**

£8,000 - £10,000

**Typical yearly saving**

£273

**Potential rating after completing steps 1 to 6**

**82 B**

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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**

Chris McLean

**Telephone**

07751695309

**Email**

[chris.mclean54@yahoo.co.uk](mailto:chris.mclean54@yahoo.co.uk)

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## **Contacting the accreditation scheme**

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

<b>Accreditation scheme</b>	Quidos Limited
<b>Assessor's ID</b>	QUID209992
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	16 April 2026
<b>Date of certificate</b>	17 April 2026
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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