

Energy performance certificate (EPC)

4 Finaghy Park Central
BELFAST
BT10 0HP

Energy rating

E

Valid until:

12 April 2036

Certificate number:

2080-5704-6160-4509-7891

Property type

Semi-detached house

Total floor area

154 square metres

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Partial double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
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 267 kilowatt hours per square metre (kWh/m²).

► [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 **£2,523 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 £1,196 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.

Heating this property

Estimated energy needed in this property is:

- 23,614 kWh per year for heating
- 4,650 kWh per year for hot water

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 (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	10.0 tonnes of CO ₂
This property's potential production	4.9 tonnes of CO ₂

You could improve this property's CO₂ 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?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost £900 - £1,200

Typical yearly saving £52

Potential rating after completing step 1 **42 E**

Step 2: Internal wall insulation

Typical installation cost £7,500 - £11,000

Typical yearly saving £581

Potential rating after completing steps 1 and 2 **56 D**

Step 3: Floor insulation (suspended floor)

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

Typical yearly saving £145

Potential rating after completing steps 1 to 3 **59 D**

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £20 - £40

Typical yearly saving £45

Potential rating after completing steps 1 to 4 **60 D**

Step 5: Draught proofing

Typical installation cost £150 - £250

Typical yearly saving £63

Potential rating after completing steps 1 to 5 **62 D**

Step 6: Low energy lighting

Typical installation cost £150 - £175

Typical yearly saving £49

Potential rating after completing steps 1 to 6 **62 D**

Step 7: Heating controls (room thermostat)

Typical installation cost £220 - £250

Typical yearly saving £91

Potential rating after completing steps 1 to 7 **65 D**

Step 8: Solar water heating

Typical installation cost £4,000 - £7,000

Typical yearly saving £62

Potential rating after completing steps 1 to 8 **66 D**

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £4,500 - £6,000

Typical yearly saving £108

Potential rating after completing steps
1 to 9

69 C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£285

Potential rating after completing steps
1 to 10

76 C

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

Ciaran Stuart

Telephone

07764612066

Email

info@spsni.com

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

QUID208899

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

13 April 2026

Date of certificate

13 April 2026

Type of assessment

▶ [RdSAP](#)

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



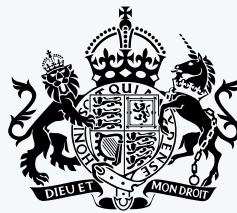
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