Energy performance certificate (EPC)			
47 Katrine Park BELFAST	Energy rating	Valid until:	27 October 2031
BT10 0HT	C	Certificate number:	2821-1729-1211-4672-4577
Property type Detached house			
Total floor area	79 square metres		

Energy rating and score

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

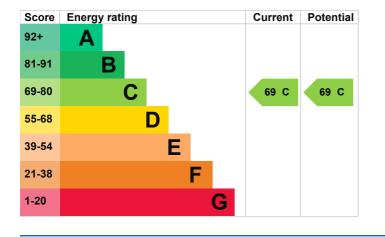
See how to improve this property's energy efficiency.

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
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£721 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 £0 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

Impact on the enviro	nment	This property produces	2.9 tonnes of CO2
This property's environmenta has the potential to be D.	al impact rating is D. It	This property's potential production	0.0 tonnes of CO2
Properties get a rating from A how much carbon dioxide (C year.		You could improve this prope making the suggested chang protect the environment.	5
Carbon emissions		These ratings are based on a average occupancy and ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of energy	nt amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£25
2. Solar photovoltaic panels	£3,500 - £5,500	£329

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	Ross Lindsay
Telephone	07935489951
Email	ross@emberenergyni.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK302153
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 October 2021
Date of certificate	28 October 2021
Type of assessment	RdSAP