

Energy performance certificate (EPC)

12 Carnanmore Park BELFAST BT11 9LX	Energy rating	Valid until: 29 March 2036
	F	Certificate number: 2090-4407-8160-6504-0875

Property type	Semi-detached house
Total floor area	87 square metres

Energy rating and score

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

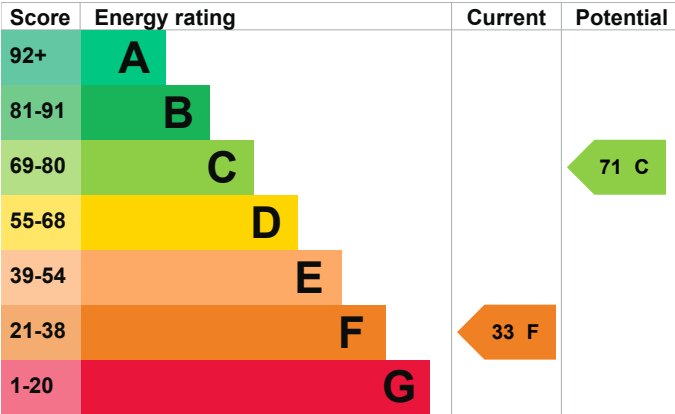
[See how to improve this property's energy efficiency.](#)

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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Some double glazing	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 365 kilowatt hours per square metre (kWh/m²).

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 **£3,954 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 £1,651 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:

- 18,454 kWh per year for heating
 - 2,389 kWh per year for hot water
-

Impact on the environment

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

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 CO₂**

This property produces **2.9 tonnes of CO₂**

This property's potential production **1.5 tonnes of CO₂**

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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£900 - £1,200	£112
2. Floor insulation (solid floor)	£5,000 - £10,000	£192
3. Draught proofing	£150 - £250	£97
4. High heat retention storage heaters	£2,000 - £4,000	£945
5. Heat recovery system for mixer showers	£600 - £1,500	£75
6. Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£231
7. Solar photovoltaic panels	£8,000 - £10,000	£316

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	07523112594
Email	info@waitepropertyolutions.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	Quidos Limited
Assessor's ID	QUID212062
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	30 March 2026
Date of certificate	30 March 2026
Type of assessment	RdSAP