

Energy performance certificate (EPC)

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|--|---------------|--|
| 16 Upper Malone Road BELFAST BT9 5NA | Energy rating | Valid until: 22 January 2035 |
| | E | Certificate number: 8705-3535-7102-0029-8806 |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 103 square metres |

Energy rating and score

This property's energy rating is E. 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 | | 60 D |
| 39-54 | E | 40 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, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 50 mm loft insulation | Poor |
| Roof | Flat, limited insulation (assumed) | Poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | 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 303 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,919 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 £639 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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

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

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 | 8.0 tonnes of CO ₂ |
| This property's potential production | 0.0 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 £100 - £350

Typical yearly saving £83

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

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £282

Potential rating after completing steps 1 and 2 **50 E**

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost £15 - £30

Typical yearly saving £13

Potential rating after completing steps 1 to 3 **51 E**

Step 4: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £73

Potential rating after completing steps 1 to 4 **54 E**

Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost £350 - £450

Typical yearly saving £74

Potential rating after completing steps 1 to 5 **56 D**

Step 6: Floor insulation (suspended floor)

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|--|---------------|
| Typical installation cost | £800 - £1,200 |
| Typical yearly saving | £113 |
| Potential rating after completing steps 1 to 6 | 60 D |

Step 7: Solar water heating

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|--|-----------------|
| Typical installation cost | £4,000 - £6,000 |
| Typical yearly saving | £60 |
| Potential rating after completing steps 1 to 7 | 62 D |

Step 8: Solar photovoltaic panels, 2.5 kWp

| | |
|--|-----------------|
| Typical installation cost | £3,500 - £5,500 |
| Typical yearly saving | £418 |
| Potential rating after completing steps 1 to 8 | 71 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 | 23 January 2025 |

Date of certificate

23 January 2025

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.

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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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