

# Energy performance certificate (EPC)

28 School Road  
Newtownbreda  
BELFAST  
BT8 6BT

Energy rating

D

Valid until:

24 February 2034

Certificate number:

6293-9239-6773-9569-4448

Property type	B1 Offices and Workshop businesses
Total floor area	231 square metres

## Energy rating and score

This property’s energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A vertical line marks the 'Net zero CO2' point. The property's rating of 89 D is highlighted with a yellow arrow pointing to the D band (76-100).

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	84 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/6293-9239-6773-9569-4448?print=true>

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## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	79.4
Primary energy use (kWh/m <sup>2</sup> per year)	428

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7132-2637-9421-8687-4063\)](/energy-certificate/7132-2637-9421-8687-4063).

## 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	Barry O Neill
Telephone	07763922223
Email	<a href="mailto:barry@elanenvironmental.com">barry@elanenvironmental.com</a>

### 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	ECMK301792
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Employer	Elan Environmental Ltd
Employer address	City East BP, 68 - 72 Newtownards Road, Belfast BT4 1GW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 February 2024
Date of certificate	25 February 2024