

Energy performance certificate (EPC)

17 Boucher Road
BELFAST
BT12 6HR

Energy rating

E

Valid until:

10 March 2034

Certificate number:

3684-0197-2555-6790-9676

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	257 square metres

Energy rating and score

This property’s energy rating is E.

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 is divided into seven color-coded bands: A+ (light green, Under 0), A (green, 0-25), B (medium green, 26-50), C (light green, 51-75), D (yellow, 76-100), E (orange, 101-125), F (dark orange, 126-150), and G (red, Over 150). A vertical line labeled 'Net zero CO2' is positioned between the A and B bands. A callout box points to the E band, indicating a score of 104.

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	33 B
If typical of the existing stock	88 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/3684-0197-2555-6790-9676?print=true>

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Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	185.37
Primary energy use (kWh/m ² per year)	790

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6995-5423-0335-0265-9848\)](/energy-certificate/6995-5423-0335-0265-9848).

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	barry@elanenvironmental.com

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	info@ecmk.co.uk

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	8 March 2024
Date of certificate	11 March 2024