

# Energy performance certificate (EPC)

|                                         |                           |                                                     |
|-----------------------------------------|---------------------------|-----------------------------------------------------|
| 98 Botanic Avenue<br>BELFAST<br>BT7 1JR | Energy rating<br><b>D</b> | Valid until: <b>6 February 2033</b>                 |
|                                         |                           | Certificate number: <b>3001-4760-7011-6317-5812</b> |

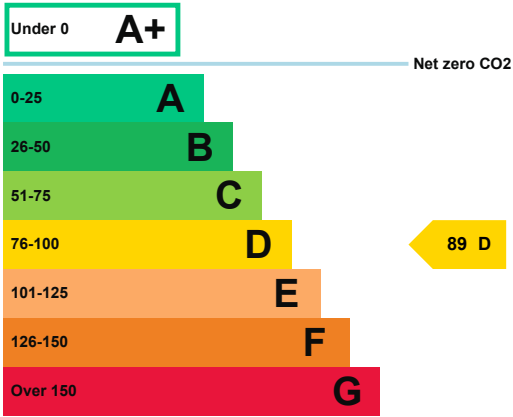
|                  |                                                  |
|------------------|--------------------------------------------------|
| Property type    | A1/A2 Retail and Financial/Professional services |
| Total floor area | 47 square metres                                 |

## 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.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 112.54                          |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 636                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4790-9304-5781-5503-1437\)](/energy-certificate/4790-9304-5781-5503-1437).

## 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 | Carleen Branagan                                                             |
| Telephone       | 07756897853                                                                  |
| Email           | <a href="mailto:carleenbranagan@hotmail.com">carleenbranagan@hotmail.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 | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/020444                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | CB Energy                                                 |
| Employer address       | 103a Rostrevor Road Hilltown                              |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 7 February 2023                                           |
| Date of certificate    | 7 February 2023                                           |