

Energy performance certificate (EPC)

11a Silverstream Park
BELFAST
BT14 8GT

Energy rating

E

Valid until:

28 April 2035

Certificate number:

2823-2323-3352-1121-5251

Property type

Semi-detached house

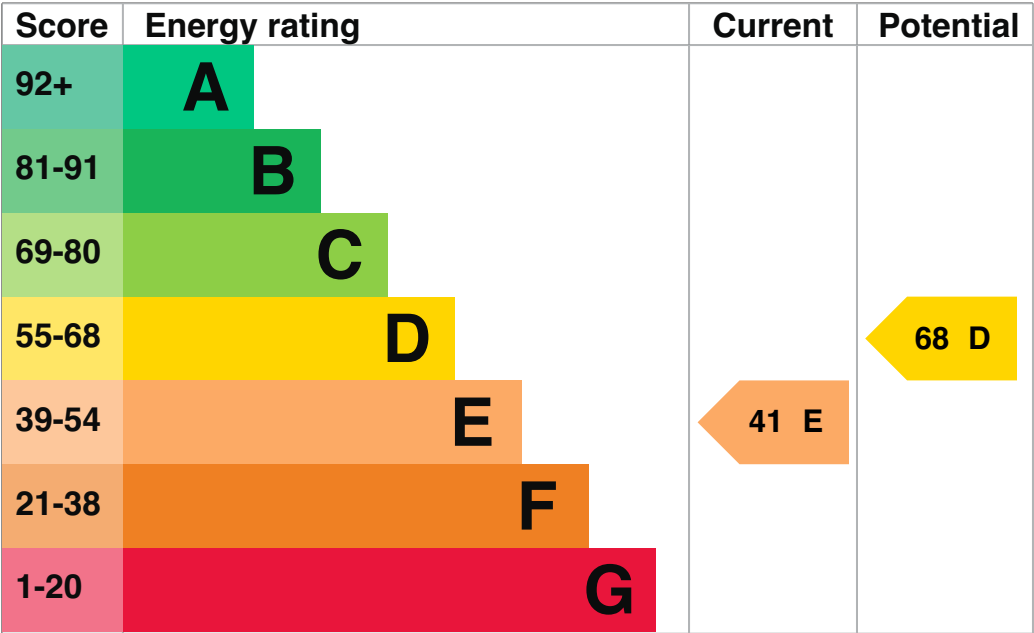
Total floor area

52 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.](#)



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, partial insulation (assumed)	Average
Roof	Pitched, 75 mm loft insulation	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
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
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 423 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,320 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 £595 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 D.

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	5.6 tonnes of CO ₂
This property's potential production	2.9 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£37
2. Cavity wall insulation	£500 - £1,500	£155
3. Increase hot water cylinder insulation	£15 - £30	£49
4. Draught proofing	£80 - £120	£22
5. Hot water cylinder thermostat	£200 - £400	£27
6. Heating controls (room thermostat and TRVs)	£350 - £450	£141
7. Floor insulation (suspended floor)	£800 - £1,200	£53
8. High performance external doors	£1,000	£22
9. Condensing boiler	£2,200 - £3,000	£88
10. Solar water heating	£4,000 - £6,000	£53
11. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£51
12. Solar photovoltaic panels	£3,500 - £5,500	£414