

# Energy performance certificate (EPC)

2 Tullymore Gardens BELFAST BT11 8ND	Energy rating <b>F</b>	Valid until: <b>9 February 2032</b> <hr/> Certificate number: <b>0197-3013-9202-3182-3200</b>
--	---------------------------	--

**Property type**  
End-terrace house

**Total floor area**  
102 square metres

**Energy efficiency rating for this property**

This property's current energy rating is F. It has the potential to be E.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		51   E
21-38	<b>F</b>	29   F	
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 31% of fixed outlets	Average
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 370 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

## An average household produces

6 tonnes of CO<sub>2</sub>

---

## This property produces

9.4 tonnes of CO<sub>2</sub>

---

## This property's potential production

6.1 tonnes of CO<sub>2</sub>

---

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (29) to E (51).

► [What is an energy rating?](#)



### Recommendation 1: Cavity wall insulation

Cavity wall insulation

#### Typical installation cost

£500 - £1,500

#### Typical yearly saving

£171

#### Potential rating after carrying out recommendation 1

35 | F

### Recommendation 2: Hot water cylinder insulation

Increase hot water cylinder insulation

#### Typical installation cost

£15 - £30

#### Typical yearly saving

£76

#### Potential rating after carrying out recommendations 1 and 2

39 | E

### Recommendation 3: Low energy lighting

Low energy lighting

#### Typical installation cost

£55

#### Typical yearly saving

---

**Potential rating after carrying out recommendations 1 to 3**

40 | E

---

**Recommendation 4: Hot water cylinder thermostat**

Hot water cylinder thermostat

**Typical installation cost**

£200 - £400

---

**Typical yearly saving**

£18

---

**Potential rating after carrying out recommendations 1 to 4**

41 | E

---

**Recommendation 5: Heating controls (room thermostat)**

Heating controls (room thermostat)

**Typical installation cost**

£350 - £450

---

**Typical yearly saving**

£64

---

**Potential rating after carrying out recommendations 1 to 5**

44 | E

---

**Recommendation 6: Floor insulation (suspended floor)**

Floor insulation (suspended floor)

**Typical installation cost**

£800 - £1,200

---

**Typical yearly saving**

---

**Potential rating after carrying out recommendations 1 to 6**

47 | E

---

**Recommendation 7: Heat recovery system for mixer showers**

Heat recovery system for mixer showers

**Typical installation cost**

£585 - £725

---

**Typical yearly saving**

£18

---

**Potential rating after carrying out recommendations 1 to 7**

48 | E

---

**Recommendation 8: Replace boiler with new condensing boiler**

Condensing boiler

**Typical installation cost**

£2,200 - £3,000

---

**Typical yearly saving**

£63

---

**Potential rating after carrying out recommendations 1 to 8**

51 | E

---

**Recommendation 9: Solar water heating**

Solar water heating

**Typical installation cost**

£4,000 - £6,000

## Typical yearly saving

£34

## Potential rating after carrying out recommendations 1 to 9

53 | E

## Recommendation 10: Double glazed windows

Replace single glazed windows with low-E double glazed windows

### Typical installation cost

£3,300 - £6,500

### Typical yearly saving

£90

## Potential rating after carrying out recommendations 1 to 10

58 | D

## Recommendation 11: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£335

## Potential rating after carrying out recommendations 1 to 11

67 | D

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

---

## Potential saving

£525

---

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Christopher McGranaghan

---

### Telephone

02890309030

---

### Email

[christopher@mcgranaghanestateagents.com](mailto:christopher@mcgranaghanestateagents.com)

---

## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

---

### Assessor ID

EES/018883



**Telephone**01455 883 250

---

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

**Assessment details****Assessor's declaration**No related party

---

**Date of assessment**1 February 2022

---

**Date of certificate**10 February 2022

---

**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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.