

# Energy performance certificate (EPC) recommendation report

220b Stewartstown Road DUNMURRY BT17 0LB	Report number <b>6293-9131-5724-0674-5661</b>
	Valid until <b>1 December 2034</b>

## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/8961-8001-5838-2263-0454\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

## Property and report details

Report issued on	2 December 2024
Total useful floor area	91 square metres
Building environment	Heating and Natural Ventilation

Calculation tool

CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

## Assessor's details

Assessor's name	Christopher Smyth
Telephone	07870437496
Email	<a href="mailto:info@belfast-epc.com">info@belfast-epc.com</a>
Employer's name	Belfast EPC
Employer's address	Belfast EPC
Assessor ID	EES/017195
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

## Other reports for this property

If you are aware of previous reports 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 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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