

# Energy performance certificate (EPC)

13 Garnerville Grove BELFAST BT4 2PB	Energy rating <b>E</b>	Valid until: <b>5 May 2035</b>
		Certificate number: <b>0053-0218-2605-1606-5304</b>

Property type	Semi-detached house
Total floor area	94 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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>65 D</b>
39-54	<b>E</b>	<b>47 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
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 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 269 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,445 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 £496 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 E. 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 CO2
This property produces	6.6 tonnes of CO2
This property’s potential production	0.0 tonnes of CO2

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

► [Do I need to follow these steps in order?](#)

## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £65

Potential rating after completing step 1

49 E

## Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £167

Potential rating after completing steps 1 and 2

56 D

## Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost £15 - £30

Typical yearly saving £52

Potential rating after completing steps 1 to 3

58 D

## Step 4: Low energy lighting

Typical installation cost £20

Typical yearly saving £27

Potential rating after completing steps 1 to 4

59 D

## Step 5: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £31

Potential rating after completing steps 1 to 5

60 D

## Step 6: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving	£71
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Potential rating after completing steps 1 to 6
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62 D
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## Step 7: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
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Typical yearly saving	£82
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Potential rating after completing steps 1 to 7
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65 D
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## Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£79
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Potential rating after completing steps 1 to 8
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69 C
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## Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£422
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Potential rating after completing steps 1 to 9
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78 C
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# 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	Patricia Best
Telephone	07788 108883
Email	<a href="mailto:patricia@bestproperty surveys.com">patricia@bestproperty surveys.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	Quidos Limited
Assessor's ID	QUID211599
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

About this assessment

Assessor’s declaration	No related party
Date of assessment	6 May 2025
Date of certificate	6 May 2025
Type of assessment	► <a href="#">RdSAP</a>

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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)  
[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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