

# Energy performance certificate (EPC)

24 Timbey Park BELFAST BT7 3BT	Energy rating <b>F</b>	Valid until: <b>19 February 2035</b>
		Certificate number: <b>1000-6595-5102-0022-8302</b>

Property type	Mid-terrace house
Total floor area	67 square metres

## Energy rating and score

This property's energy rating is F. 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>66 D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	<b>30 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, filled cavity	Average
Roof	Pitched, no insulation	Very poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, wood chips	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

## Primary energy use

The primary energy use for this property per year is 427 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,631 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 £835 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 (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces	6 tonnes of CO <sub>2</sub>
This property produces	6.8 tonnes of CO <sub>2</sub>
This property's potential production	0.0 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> 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
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Typical yearly saving	£233
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Potential rating after completing step 1	38 F
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## Step 2: Party wall insulation

Typical installation cost	£300 - £600
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Typical yearly saving	£76
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Potential rating after completing steps 1 and 2	41 E
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## Step 3: Hot water cylinder insulation

Insulate hot water cylinder with 80 mm jacket

Typical installation cost	£15 - £30
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Typical yearly saving	£256
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Potential rating after completing steps 1 to 3	53 E
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## Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
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Typical yearly saving	£82
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Potential rating after completing steps 1 to 4	58 D
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## Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
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Typical yearly saving	£41
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Potential rating after completing steps 1 to 5	59 D
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## Step 6: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£48
Potential rating after completing steps 1 to 6	<b>61 D</b>

## Step 7: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£98
Potential rating after completing steps 1 to 7	<b>66 D</b>

## Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£58
Potential rating after completing steps 1 to 8	<b>69 C</b>

## Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£420
Potential rating after completing steps 1 to 9	<b>81 B</b>

# 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	Ciaran Stuart
Telephone	07764612066
Email	<a href="mailto:info@spsni.com">info@spsni.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	QUID208899
Telephone	01225 667 570

## About this assessment

**Assessor's declaration**

No related party

**Date of assessment**

20 February 2025

**Date of certificate**

20 February 2025

**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 (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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