

Energy performance certificate (EPC)

26 Cranmore Gardens BELFAST BT9 6JL	Energy rating E	Valid until: 28 June 2033
		Certificate number: 2070-7406-7170-2502-1821

Property type

Detached house

Total floor area

182 square metres

Energy rating and score

This property's current 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+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	49 E	
21-38	F		
1-20	G		

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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 69% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 313 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£4,860 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 £1,223 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 current environmental impact rating is E. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

10.5 tonnes of CO₂

This property's potential production

7.8 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.

Changes you could make

▶ [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

£322

Potential rating after completing step 1

53 E

Step 2: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£45

Potential rating after completing steps 1 and 2

53 E

Step 3: Low energy lighting

Typical installation cost

£25

Typical yearly saving

£54

Potential rating after completing steps 1 to 3

54 E

Step 4: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£218

Potential rating after completing steps 1 to 4

56 D

Step 5: Heating controls (time and temperature zone control)

Heating controls (zone control)

Typical installation cost

£350 - £450

Typical yearly saving

£424

Potential rating after completing steps 1 to 5

60 D

Step 6: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£160

Potential rating after completing steps 1 to 6

62 D

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£120

Potential rating after completing steps 1 to 763 D

Step 8: Internal or external wall insulation**Typical installation cost**

£4,000 - £14,000

Typical yearly saving

£938

Potential rating after completing steps 1 to 872 C

Step 9: Solar photovoltaic panels, 2.5 kWp**Typical installation cost**

£3,500 - £5,500

Typical yearly saving

£637

Potential rating after completing steps 1 to 978 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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

info@spsni.com

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

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

29 June 2023

Date of certificate

29 June 2023

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 dlhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.