

Energy performance certificate (EPC)

59, Portallo Street BELFAST BT6 9BE	Energy rating E	Valid until: 15 September 2029 <hr/> Certificate number: 0166-2976-0717-9491-5275
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Property type
 End-terrace house

Total floor area
 108 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		68 D
39-54	E	45 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)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 398 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,558 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 £683 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 F. 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. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

7.6 tonnes of CO₂

This property's potential production

4.1 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: Low energy lighting

Typical installation cost

£50

Typical yearly saving

£65

Potential rating after completing step 1

47 E

Step 2: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£88

Potential rating after completing steps 1 and 2

50 E

Step 3: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£350

Potential rating after completing steps 1 to 3

62 D

Step 4: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£181

Potential rating after completing steps 1 to 4

68 D

Step 5: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after completing steps 1 to 5

69 C

Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£32

Potential rating after completing steps 1 to 6

71 C

Step 7: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£156

Potential rating after completing steps 1 to 7

76 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£305

Potential rating after completing steps 1 to 8

85 B

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

John Mullan

Telephone

07876702698

Email

johnnymullan@hotmail.co.uk

Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/020520

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

16 September 2019

Date of certificate

16 September 2019

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

Certificate number

[9206-7456-7729-2790-1923 \(/energy-certificate/9206-7456-7729-2790-1923\)](/energy-certificate/9206-7456-7729-2790-1923)

Expired on

14 January 2022
