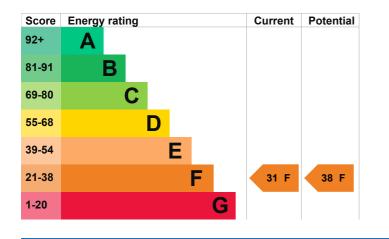
Energy performance certificate (EPC)				
79, Melrose Street BELFAST BT9 7DP	Energy rating	Valid until:	3 May 2028	
		Certificate number:	0466-2967-0457-9108-5825	
Property type	Ν	/lid-terrace house		
Total floor area	66 square metres			

Energy rating and score

This property's energy rating is F. It has the potential to be F.

See how to improve this property's energy efficiency.



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
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 457 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,576 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 £195 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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 E.

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 6 tonnes of CO2 produces

This property produces5.1 tonnes of CO2This property's potential
production4.4 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£59
2. Low energy lighting	£40	£27
3. Replacement glazing units	£1,000 - £1,400	£109
4. Floor insulation (solid floor)	£4,000 - £6,000	£67
5. Solar water heating	£4,000 - £6,000	£119
6. Internal or external wall insulation	£4,000 - £14,000	£348
7. Gas condensing boiler	£3,000 - £7,000	£471
8. Solar photovoltaic panels	£5,000 - £8,000	£278

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.

	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/007978	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party	
Date of assessment	3 May 2018	
Date of certificate	4 May 2018	
Type of assessment	RdSAP	