

Energy performance certificate (EPC)			
79 Willowbank Gardens BELFAST BT15 5AJ	Energy rating F	Valid until:	8 March 2033
		Certificate number:	0320-2708-5270-2707-0481
Property type		End-terrace house	
Total floor area		207 square metres	

Energy rating and score

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

[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		
39-54	E		54 E
21-38	F	35 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
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 44% of fixed outlets	Average
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 413 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£7,241 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 £2,309 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 environmental impact rating is F. 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 produces 6 tonnes of CO2

This property produces	16.0 tonnes of CO2
This property’s potential production	11.0 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

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£45	£106
2. Heating controls (room thermostat and TRVs)	£350 - £450	£959
3. Room-in-roof insulation	£1,500 - £2,700	£1,243
4. Floor insulation (solid floor)	£4,000 - £6,000	£149
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£293
6. Internal or external wall insulation	£4,000 - £14,000	£1,199
7. Solar photovoltaic panels	£3,500 - £5,500	£641

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	Richard Gallagher
Telephone	07530 113548
Email	rickygallagher@gmail.com

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/017768
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 March 2023
Date of certificate	9 March 2023
Type of assessment	RdSAP