

Energy performance certificate (EPC) recommendation report

The Port Hotel
53 - 57 Main Street
PORTRUSH
BT56 8BN

Report number
1872-7565-2610-8994-4536

Valid until
22 October 2033

Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/4266-3030-4128-9132-8491\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Improve insulation on HWS storage.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	High
Add local time control to heating system.	Medium
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing an air source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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Recommendation	Potential impact on carbon emissions
Consider installing a ground source heat pump.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	23 October 2023
Total useful floor area	1,332 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

Assessor's details

Assessor's name	Barry O Neill
Telephone	07763922223
Email	barry@elanenvironmental.com
Employer's name	Elan Environmental Ltd
Employer's address	City East BP, 68 - 72 Newtownards Road, Belfast BT4 1GW
Assessor ID	ECMK301792
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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