

Energy performance certificate (EPC)

45, Montague Court PORTSTEWART BT55 7TE	Energy rating D	Valid until: 31 January 2026
		Certificate number: 0299-9033-0202-6396-7994

Property type

End-terrace house

Total floor area

139 square metres

Energy rating and score

This property's current energy rating is D. 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	58 D	64 D
39-54	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	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), ceiling insulated	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average

Feature	Description	Rating
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 35% of fixed outlets	Average
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, limited 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 212 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,352 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 £200 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 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

7.4 tonnes of CO₂

This property's potential production

6.4 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.

Changes you could make

[▶ Do I need to follow these steps in order?](#)**Step 1: Low energy lighting**

Typical installation cost

£55

Typical yearly saving

£39

Potential rating after completing step 1

59 D**Step 2: Heating controls (time and temperature zone control)**

Heating controls (zone control)

Typical installation cost

£350 - £450

Typical yearly saving

£83

Potential rating after completing steps 1 and 2

61 D**Step 3: Replace boiler with new condensing boiler**

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£78

Potential rating after completing steps 1 to 3

64 D**Step 4: Solar water heating**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£56

Potential rating after completing steps 1 to 4

66 D**Step 5: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

Typical yearly saving

£256

Potential rating after completing steps 1 to 573 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

Peter Woodhead

Telephone

028 7032 7111

Emailsurveys@mcafeeprofessionalservices.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/005334

Telephone

01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment**Assessor's declaration**

No related party

Date of assessment

1 February 2016

Date of certificate

1 February 2016

Type of assessment

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).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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