Energy performance certificate (EPC)

53 Prospect Road PORTSTEWART BT55 7NG	Energy rating **E**	Valid until:	**21 March 2033**
		Certificate number:	**0380-2849-4270-2227-0535**

Property type

Detached house

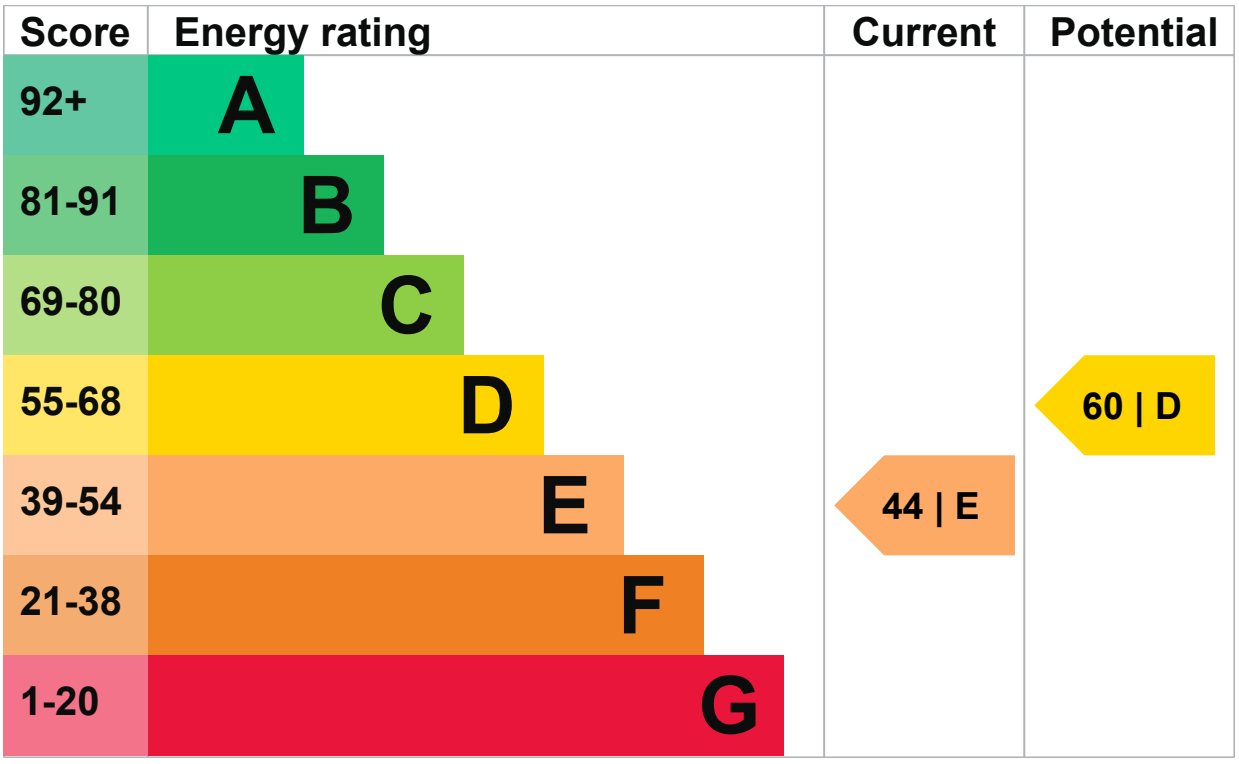
Total floor area

210 square metres

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

See how to improve this property's energy performance.



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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

This property's current 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. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

14.0 tonnes of CO2

This property's potential production

9.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

▶ Do I need to follow these steps in order?

Step 1: Low energy lighting

Typical installation cost

£75

Typical yearly saving

£108

Potential rating after completing step 1

45 | E

Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£314

Potential rating after completing steps 1 and 2

49 | E

Step 3: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£783

Potential rating after completing steps 1 to 3

60 | D

Step 4: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£85

Potential rating after completing steps 1 to 4

61 | D

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£89

Potential rating after completing steps 1 to 5

62 | D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£616

Potential rating after completing steps 1 to 6

67 | D

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). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£4339

Potential saving if you complete every step in order

£1205

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Stephen Wright

Telephone

07927348441

Email

sjw1969@live.co.uk

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/005997

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
21 March 2023

Date of certificate
22 March 2023

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).

There are no related certificates for this property.