

Energy performance certificate (EPC)

! This certificate has expired.

33, Mill Road PORTSTEWART BT55 7PQ	Energy rating E	This certificate expired on: 4 January 2023 <hr/> Certificate number: 9899-7826-5729-4190-2923
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Property type
Semi-detached house

Total floor area
118 square metres

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 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, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, coal	Average
Main heating control	Programmer, no room thermostat	Very poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 293 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,579 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 £708 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2013** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Environmental impact of this property

This property's current environmental impact rating is F. 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.

An average household produces

6 tonnes of CO₂

This property produces

9.1 tonnes of CO₂

This property's potential production

5.2 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.

Changes you could make

▶ [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£65

Potential rating after completing step 1

53 E

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£136

Potential rating after completing steps 1 and 2

57 D

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£61

Potential rating after completing steps 1 to 3

59 D

Step 4: Low energy lighting

Typical installation cost

£50

Typical yearly saving

£30

Potential rating after completing steps 1 to 4

60 D

Step 5: Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£52

Potential rating after completing steps 1 to 5

62 D

Step 6: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£140

Potential rating after completing steps 1 to 6

66 D

Step 7: Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£73

Potential rating after completing steps 1 to 7

68 D

Step 8: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£150

Potential rating after completing steps 1 to 8

73 C

Step 9: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£59

Potential rating after completing steps 1 to 9

74 C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£213

Potential rating after completing steps 1 to 10

82 B

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

Stephen Wright

Telephone

07927348441

Email

sjw1969@live.co.uk

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/005997

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

12 November 2012

Date of certificate

5 January 2013

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.