# **Energy performance certificate (EPC)**

45 Montague Court PORTSTEWART BT55 7TE Energy rating

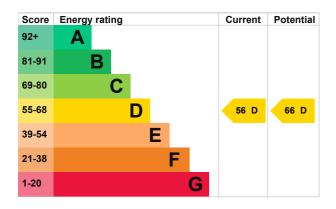
Valid until:	8 May 2034
Certificate number:	9700-3730-0822-8302- 3543

Property type	End-terrace house
Total floor area	152 square metres

# **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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	Poor
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
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 216 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £2,250 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 £484 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

This property produces	8.4 tonnes of CO2
This property's potential production	6.3 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

Step	Typical installation cost	Typical yearly saving
1. Heating controls (zone control)	£350 - £450	£139
2. Condensing boiler	£2,200 - £3,000	£344
3. Solar water heating	£4,000 - £6,000	£73
4. Solar photovoltaic panels	£3,500 - £5,500	£519

#### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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	Nadine McErlain
Telephone	07938285390
Email	nadinemcerlain1@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/026305	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	7 May 2024	
Date of certificate	9 May 2024	
Type of assessment	RdSAP	