

# Energy performance certificate (EPC)

108 Station Road  
PORTSTEWART  
BT55 7PU

Energy rating

**E**

Valid until: **11 September 2033**

Certificate number: **9120-3030-3201-7237-1204**

## Property type

Detached bungalow

## Total floor area

155 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		61 <b>D</b>
39-54	<b>E</b>	44 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 36% of fixed outlets	Average
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 267 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£3,208 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 £917 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

## Carbon emissions

**An average household produces**

6 tonnes of CO<sub>2</sub>

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**This property produces**

10.0 tonnes of CO<sub>2</sub>

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**This property's potential production**

7.0 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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?](#)

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### Step 1: Low energy lighting

Typical installation cost

£45

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Typical yearly saving

£108

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Potential rating after completing step 1

45 E

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### Step 2: Hot water cylinder thermostat

Typical installation cost

£200 - £400

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Typical yearly saving

£183

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Potential rating after completing steps 1 and 2

49 E

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### Step 3: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

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Typical yearly saving

£145

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Potential rating after completing steps 1 to 3

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## Step 4: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

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Typical yearly saving

£482

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Potential rating after completing steps 1 to 4

61 D

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## Step 5: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£105

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Potential rating after completing steps 1 to 5

63 D

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## Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£67

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Potential rating after completing steps 1 to 6

65 D

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## Step 7: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£3,500 - £5,500

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### Typical yearly saving

£614

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### Potential rating after completing steps 1 to 7

71 C

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## 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

Julie-Anne Sharpe

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### Telephone

07771 771937

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### Email

[sharpeja@hotmail.com](mailto:sharpeja@hotmail.com)

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## 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

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### Assessor's ID

EES/004945

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### Telephone

01455 883 250

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## Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

12 September 2023

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### Date of certificate

12 September 2023

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### Type of assessment

▶ [RdSAP](#)

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### 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](mailto: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.