

Energy performance certificate (EPC)

5, Winston Drive PORTSTEWART BT55 7NN	Energy rating F	Valid until: 20 May 2025
		Certificate number: 9485-0627-6320-7803-7902

Property type	Detached house
Total floor area	151 square metres

Energy rating and score

This property's energy rating is F. 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		62 D
39-54	E		
21-38	F	32 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, filled cavity	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), ceiling insulated	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no 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 332 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,520 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 £1,159 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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 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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	13.0 tonnes of CO ₂
This property's potential production	6.9 tonnes of CO ₂

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.

Steps you could take to save energy

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

Step 1: Low energy lighting

Typical installation cost £70

Typical yearly saving £59

Potential rating after completing step 1

33 F

Step 2: Heating controls (room thermostat and TRVs)

Typical installation cost £350 - £450

Typical yearly saving £262

Potential rating after completing steps 1 and 2

39 E

Step 3: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £420

Potential rating after completing steps 1 to 3

50 E

Step 4: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £226

Potential rating after completing steps 1 to 4

57 D

Step 5: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £118

Potential rating after completing steps 1 to 5

60 D

Step 6: Replacement glazing units

Typical installation cost £1,000 - £1,400

Typical yearly saving £74

Potential rating after completing steps 1 to 6**62 D****Step 7: Condensing oil boiler with radiators****Typical installation cost** £3,000 - £7,000**Typical yearly saving** £97**Potential rating after completing steps 1 to 7****65 D****Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost** £5,000 - £8,000**Typical yearly saving** £247**Potential rating after completing steps 1 to 8****72 C****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	John Harrigan
Telephone	02890 324 200
Email	bob@cookandkettyle.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	ECMK
Assessor's ID	ECMK201963
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 March 2015
Date of certificate	21 May 2015
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0867-2989-0332-9677-2785 \(/energy-certificate/0867-2989-0332-9677-2785\)](#)

Expired on

31 July 2023

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