Energy performance certificate (EPC)

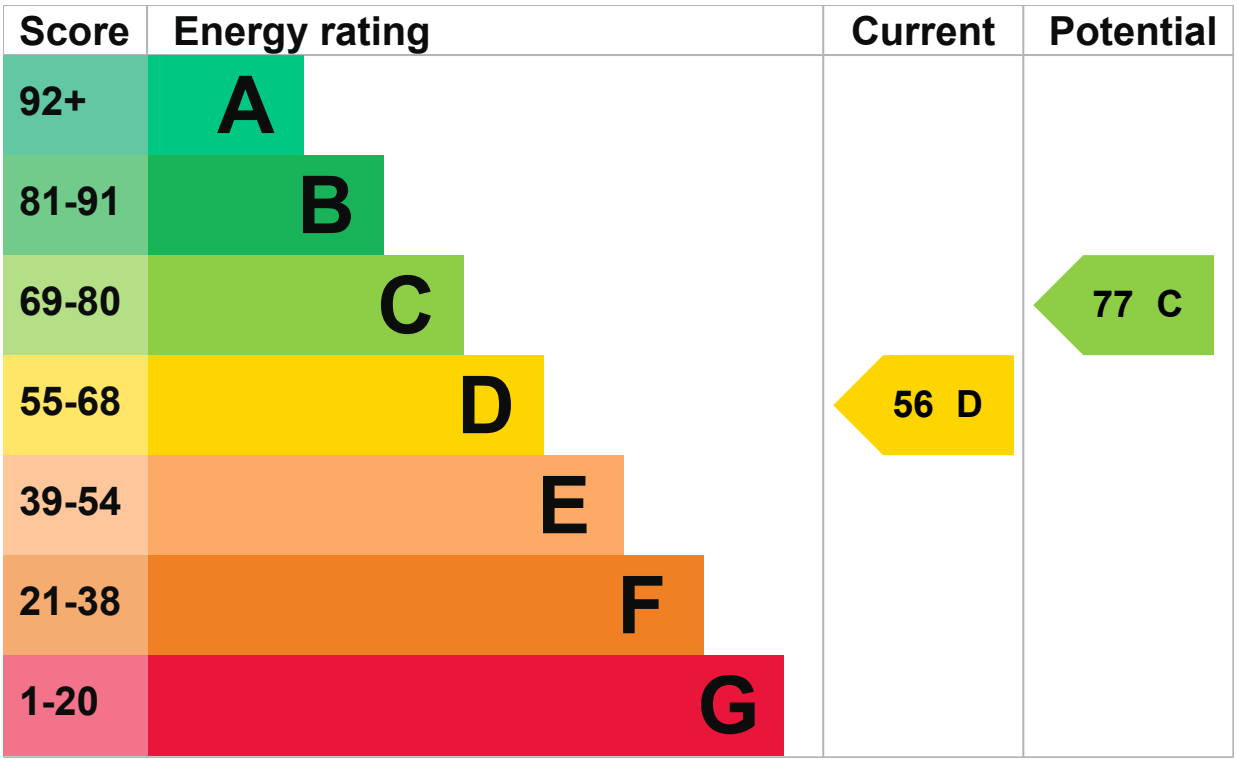
41 Lever Park PORTSTEWART BT55 7ES	Energy rating **D**	Valid until:	**21 November 2033**
		Certificate number:	**4637-8720-7309-0407-0206**

Property type	Top-floor flat
Total floor area	60 square metres

Energy rating and score

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

See how to improve this property's energy efficiency.



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, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average

Feature	Description	Rating
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 529 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Single electricity meter selected but there is also an electricity meter for an off-peak tariff
  The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff.
- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,971 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 £985 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 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.4 tonnes of CO2
This property's potential production	2.9 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.

Steps you could take to save energy

▶ 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	£86
Potential rating after completing step 1	**58 D**

Step 2: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£370
Potential rating after completing steps 1 and 2	**66 D**

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£54
Potential rating after completing steps 1 to 3	**68 D**

Step 4: Low energy lighting

Typical installation cost	£35
Typical yearly saving	£101

Potential rating after completing steps 1 to 4	**69 C**

Step 5: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£47
Potential rating after completing steps 1 to 5	**70 C**

Step 6: High heat retention storage heaters

Typical installation cost	£1,600 - £2,400
Typical yearly saving	£246
Potential rating after completing steps 1 to 6	**75 C**

Step 7: Replacement glazing units

Typical installation cost	£1,000 - £1,400
Typical yearly saving	£81
Potential rating after completing steps 1 to 7	**77 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	Andrew Yeates

Telephone	07843107680
Email	andrew@shopofficehome.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/028063
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	3 October 2023
Date of certificate	22 November 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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.