

# Energy performance certificate (EPC)

12 LYNEDALE MANOR  
PORTADOWN  
CRAIGAVON  
BT63 5TE

Energy rating

D

Valid until  
27 May 2031

Certificate number  
0330-2228-3050-2729-8665

## Property type

Detached house

## Total floor area

114 square metres

## Energy efficiency rating for this property

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

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

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 46% of fixed outlets	Good
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

## Primary energy use

The primary energy use for this property per year is 213 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

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

### This property produces

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

### This property's potential production

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

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.0 tonnes per year. 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.

Typical yearly saving

£22

Potential rating after carrying out recommendations 1 to 3

60 | D

## Recommendation 4: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£98

Potential rating after carrying out recommendations 1 to 4

64 | D

## Recommendation 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£36

Potential rating after carrying out recommendations 1 to 5

66 | D

## Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

07887 541427

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**Email**

[nigel@cairnsconsultingni.com](mailto:nigel@cairnsconsultingni.com)

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## Accreditation scheme contact details

**Accreditation scheme**

Elmhurst Energy Systems Ltd

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**Assessor ID**

EES/020354

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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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## Assessment details

**Assessor's declaration**

No related party

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**Date of assessment**

28 May 2021

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**Date of certificate**

28 May 2021

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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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.