

Energy performance certificate (EPC)

89, Ballyoran Park
Portadown
CRAIGAVON
BT62 1JW

Energy rating

E

Valid until: **5 February 2023**

Certificate number: **9317-0622-6590-8739-7902**

Property type

Mid-terrace house

Total floor area

90 square metres

Energy efficiency rating for this property

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

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
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	No system present: electric immersion assumed	Very poor
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, anthracite	N/A

Primary energy use

The primary energy use for this property per year is 275 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's potential production 2.9 tonnes of CO₂

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.5 tonnes per year. This will help to protect the environment.

An average household produces 6 tonnes of CO₂

This property produces 5.4 tonnes of CO₂

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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (54) to C (79).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£45	£36
2. Heating controls (room thermostat and TRVs)	£350 - £450	£124
3. Floor insulation	£800 - £1,200	£49
4. Condensing boiler	£2,200 - £3,000	£388
5. Solar water heating	£4,000 - £6,000	£43
6. Solar photovoltaic panels	£9,000 - £14,000	£213

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1172
Potential saving	£599

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Gerard McGarrigle

Telephone

0289 2603721

Email

gerrymcgarrigle@hotmail.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/005188

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

1 February 2013

Date of certificate

6 February 2013

Type of assessment

[RdSAP](#)
