

Energy performance certificate (EPC)

23, Old Rectory Park
Portadown
CRAIGAVON
BT62 3QH

Energy rating

G

Valid until: **12 March 2023**

Certificate number: **9505-1196-3829-9290-2773**

Property type

Detached bungalow

Total floor area

83 square metres

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F		
1-20	G	13 G	

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

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	System built, as built, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
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	Low energy lighting in 53% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 611 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- System build present

Environmental impact of this property

This property's current environmental impact rating is G. It has the potential to be E.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 12.0 tonnes of CO₂

This property's potential production 5.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 6.4 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.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Hot water cylinder thermostat	£200 - £400	£50
2. Heating controls (room thermostat and TRVs)	£350 - £450	£311
3. Flat roof or sloping ceiling insulation	£850 - £1,500	£573
4. Floor insulation	£800 - £1,200	£160
5. Condensing boiler	£2,200 - £3,000	£273
6. Solar water heating	£4,000 - £6,000	£55
7. Solar photovoltaic panels	£9,000 - £14,000	£213

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2545
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Potential saving if you complete every step in order	£1369
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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.

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

Christopher Murtagh

Telephone

02838396855

Email

chris@michaelhannath.co.uk

Accreditation scheme contact details

Accreditation scheme

Northgate

Assessor ID

NGIS802573

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

Employed by the professional dealing with the property transaction

Date of assessment

11 March 2013

Date of certificate

13 March 2013

Type of assessment

[RdSAP](#)