# Energy performance certificate (EPC)

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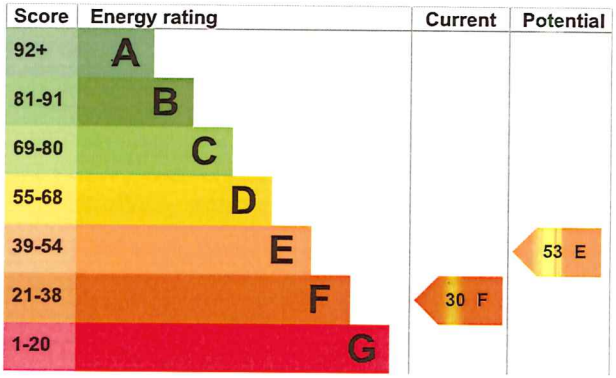
|---|---|---|---|
| 12, Coronation Street<br>Portadown<br>CRAIGAVON<br>BT62 3BA | Energy rating<br>**F** | Valid until: | **11 November 2026** |
| | | Certificate number: | **9129-4929-0269-6396-8964** |

| | |
|---|---|
| Property type | Mid-terrace house |
| Total floor area | 67 square metres |

## Energy rating and score

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

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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 50 mm loft insulation | Poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, coal | Poor |
| Main heating control | No time or thermostatic control of room temperature | Very poor |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | No low energy lighting | Very poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, coal | N/A |

## Primary energy use

The primary energy use for this property per year is 536 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend **£1,552 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 £608 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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 G. It has the potential to be C.

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 | 12.0 tonnes of CO2 |
| This property's potential production | 2.1 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.

## Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. Increase loft insulation to 270 mm** | £100 - £350 | £58 |
| **2. Cavity wall insulation** | £500 - £1,500 | £95 |
| **3. Increase hot water cylinder insulation** | £15 - £30 | £45 |
| **4. Low energy lighting** | £50 | £34 |
| **5. Heating controls (programmer, thermostat, TRVs)** | £350 - £450 | £126 |
| **6. High performance external doors** | £1,000 | £21 |
| **7. Heat recovery system for mixer showers** | £585 - £725 | £45 |
| **8. Biomass stove with boiler** | £7,000 - £13,000 | £185 |
| **9. Floor insulation (solid floor)** | £4,000 - £6,000 | £31 |
| **10. Solar water heating** | £4,000 - £6,000 | £78 |
| **11. Replace single glazed windows with low-E double glazed windows** | £3,300 - £6,500 | £107 |
| **12. Internal or external wall insulation** | £4,000 - £14,000 | £122 |
| **13. Solar photovoltaic panels** | £5,000 - £8,000 | £263 |

### Help 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). This will help you buy a more efficient, low carbon heating system for this property.

## 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.

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|---|---|
| Assessor's name | Michael Hendron |
| Telephone | 07803802107 |
| Email | michael_hendron@hotmail.com |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/006977 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Assessor's declaration | Relative of the professional dealing with the property transaction |
| Date of assessment | 12 November 2016 |
| Date of certificate | 12 November 2016 |
| Type of assessment | RdSAP |