

Energy performance certificate (EPC)

57, Jervis Street
Portadown
CRAIGAVON
BT62 3HA

Energy rating

E

Valid until:

26 June 2029

Certificate number:

0177-2904-0956-9321-5801

Property type

Mid-terrace house

Total floor area

79 square metres

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

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, filled cavity	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 333 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,018 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 £434 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 **6.9 tonnes of CO₂**

This property's potential production **3.9 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

Step	Typical installation cost	Typical yearly saving
1. Draught proofing	£80 - £120	£18
2. Low energy lighting	£80	£36
3. Hot water cylinder thermostat	£200 - £400	£24
4. Heating controls (room thermostat and TRVs)	£350 - £450	£148
5. Flat roof or sloping ceiling insulation	£850 - £1,500	£21
6. Heat recovery system for mixer showers	£585 - £725	£22
7. Condensing boiler	£2,200 - £3,000	£166
8. Floor insulation (solid floor)	£4,000 - £6,000	£27
9. Solar water heating	£4,000 - £6,000	£32
10. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£35
11. Internal wall insulation	£4,000 - £14,000	£98
12. Solar photovoltaic panels	£3,500 - £5,500	£289

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	Trevor Kerr
Telephone	07921 396 292
Email	trevor-kerr@sky.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/021612
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	24 May 2019
Date of certificate	27 June 2019
Type of assessment	RdSAP