Energy performance certificate (EPC)

1, Clonavon Avenue Portadown CRAIGAVON BT62 3AB Energy rating

Valid until: 27 February 2024

Certificate number: 9708-1136-9929-2420-9243

Property type

End-terrace house

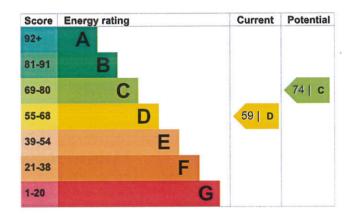
Total floor area

55 square metres

Energy efficiency rating for this property

This property's current energy rating is D. 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

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	Solid brick, with internal insulation	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
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 25% of fixed outlets	Average
Floor	Solid, 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 291 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	3.8 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be D.		This property's potential production	2.4 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the recommended changes, you could reduce this property's CO2 emissions by 1.4 tonnes per year. This will help to protect the	
Properties with an A rating p	produce less CO2	environment.	
than G rated properties. An average household	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not to the service of the service	e occupancy and
produces	o tornes of GOZ	consumed by the people liv	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (59) to C (74).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£27
2. Low energy lighting	£30	£20
3. Hot water cylinder thermostat	£200 - £400	£45
4. Heating controls (room thermostat and TRVs)	£350 - £450	£112
5. Floor insulation	£800 - £1,200	£54
6. Condensing boiler	£2,200 - £3,000	£63
7. Solar water heating	£4,000 - £6,000	£57
8. Solar photovoltaic panels	£9,000 - £14,000	£226

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings	The potential saving shows how much money you could save if you complete each recommended step in order.
Estimated yearly energy £870 cost for this property	Heating use in this property
Potential saving £322	Heating a property usually makes up the majority of energy costs.
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	Potential energy savings by installing insulation The assessor did not find any opportunities to save energy by installing insulation in this property.
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 Patrick Durand Telephone (0)7876 052 713

Email <u>dpenergy@yahoo.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID200792
Telephone 01225 667 570
Email info@guidos.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 27 February 2014
Date of certificate 28 February 2014

Type of assessment RdSAP