Energy performance certificate (EPC)

This certificate is not valid. A new certificate has replaced this one.

See the new certificate by visiting www.gov.uk/find-energy-certificate

Get help with certificates for this property

If you need help finding the new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk
Telephone: 020 3829 0748

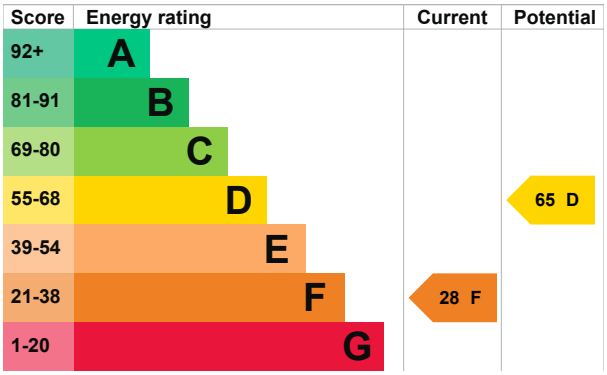
3 Atkinson Avenue Portadown CRAIGAVON BT62 3HY	Energy rating **F**	Valid until:	**9 October 2034**
		Certificate number:	**2131-2693-1111-6018-9782**

Property type	Mid-terrace house
Total floor area	93 square metres

Energy rating and score

This property's energy rating is F. 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

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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
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 78% of fixed outlets	Very good
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 398 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,584 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 £1,378 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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	9.2 tonnes of CO2
This property's potential production	4.1 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£80
2. Party wall insulation	£300 - £600	£90
3. Heating controls (room thermostat and TRVs)	£350 - £450	£244
4. Flat roof or sloping ceiling insulation	£850 - £1,500	£75
5. Room-in-roof insulation	£1,500 - £2,700	£745
6. Condensing boiler	£2,200 - £3,000	£144
7. Solar water heating	£4,000 - £6,000	£69
8. Internal or external wall insulation	£4,000 - £14,000	£92
9. Solar photovoltaic panels	£3,500 - £5,500	£488

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.

Assessor's name	Ryan Reavie
Telephone	07858000208
Email	ryan@hannath.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK306021
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 October 2024
Date of certificate	10 October 2024
Type of assessment	RdSAP