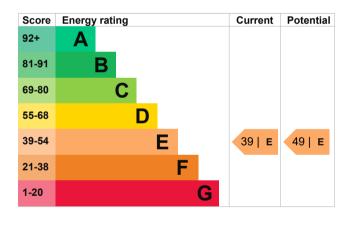
Energy performance certificate (EPC)				
61 Blackisland Road Portadown CRAIGAVON BT62 1NE	Energy rating	Valid until: 19 January 2032 Certificate number: 9781-3012-9209-5642-7200		
Property type	Detached bungalow			
Total floor area	147 square metres			

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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	Cavity wall, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Room thermostat only	Poor
Hot water	From main system	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 281 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	9.6 tonnes of CO2
This property's current environmental impact rating is F. It has the potential to be E.		This property's potential production	8.0 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 <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.6 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2			
than G rated properties. An average household	6 tonnes of CO2	Environmental impact rating assumptions about average	e occupancy and
produces		energy use. They may not reflect how energy is consumed by the people living at the property.	

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 E (39) to E (49).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£35
2. Low energy lighting	£65	£44
3. Heating controls (programmer and TRVs)	£350 - £450	£72
4. Floor insulation (suspended floor)	£800 - £1,200	£138
5. Floor insulation (solid floor)	£4,000 - £6,000	£33
6. Solar water heating	£4,000 - £6,000	£52
7. Solar photovoltaic panels	£3,500 - £5,500	£331
8. Wind turbine	£15,000 - £25,000	£695

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1718
Potential saving	£290

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.

The potential saving shows how much money you could save if you complete each recommended step in order.

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	07900 958895
Email	<u>chrismurtagh@outlook.com</u>
Accreditation scheme contact details Accreditation scheme Assessor ID Telephone Email	Elmhurst Energy Systems Ltd EES/020548 01455 883 250 <u>enquiries@elmhurstenergy.co</u>

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

h <u>o.uk</u>

No related party 18 January 2022 20 January 2022 RdSAP