Energy performance certificate (EPC)				
23, Grantham Park Portadown	Energy rating	Valid until:	20 August 2029	
CRAIGAVON BT63 5DU		Certificate number:	2199-7054-0208-7701-4990	
Property type	Semi-detached house			
Total floor area	78 square metres			

Energy rating and score

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

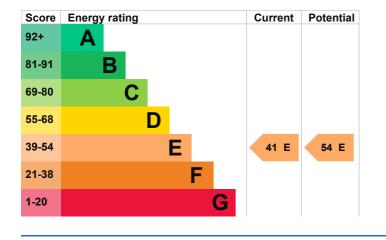
See how to improve this property's energy efficiency.

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	No low energy lighting	Very poor
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,102 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 £268 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 D. 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 6 tonnes of CO2 produces

This property produces3.7 tonnes of CO2This property's potential
production2.7 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. Low energy lighting	£75	£53
2. Heating controls (room thermostat)	£350 - £450	£45
3. High performance external doors	£1,000	£22
4. Heat recovery system for mixer showers	£585 - £725	£28
5. Condensing boiler	£2,200 - £3,000	£90
6. Flue gas heat recovery	£400 - £900	£30
7. Floor insulation (solid floor)	£4,000 - £6,000	£25
8. Solar water heating	£4,000 - £6,000	£33
9. Solar photovoltaic panels	£3,500 - £5,500	£315

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 Molloy
Telephone	07593533620
Email	ryan@cps-property.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO021496
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	21 August 2019
Date of certificate	21 August 2019
Type of assessment	RdSAP