

# Energy performance certificate (EPC)

97, Hill Street  
Lurgan  
CRAIGAVON  
BT66 6BG

Energy rating

F

Valid until

21 May 2022

Certificate number

2129-2093-0225-6172-7980

## Property type

Mid-terrace house

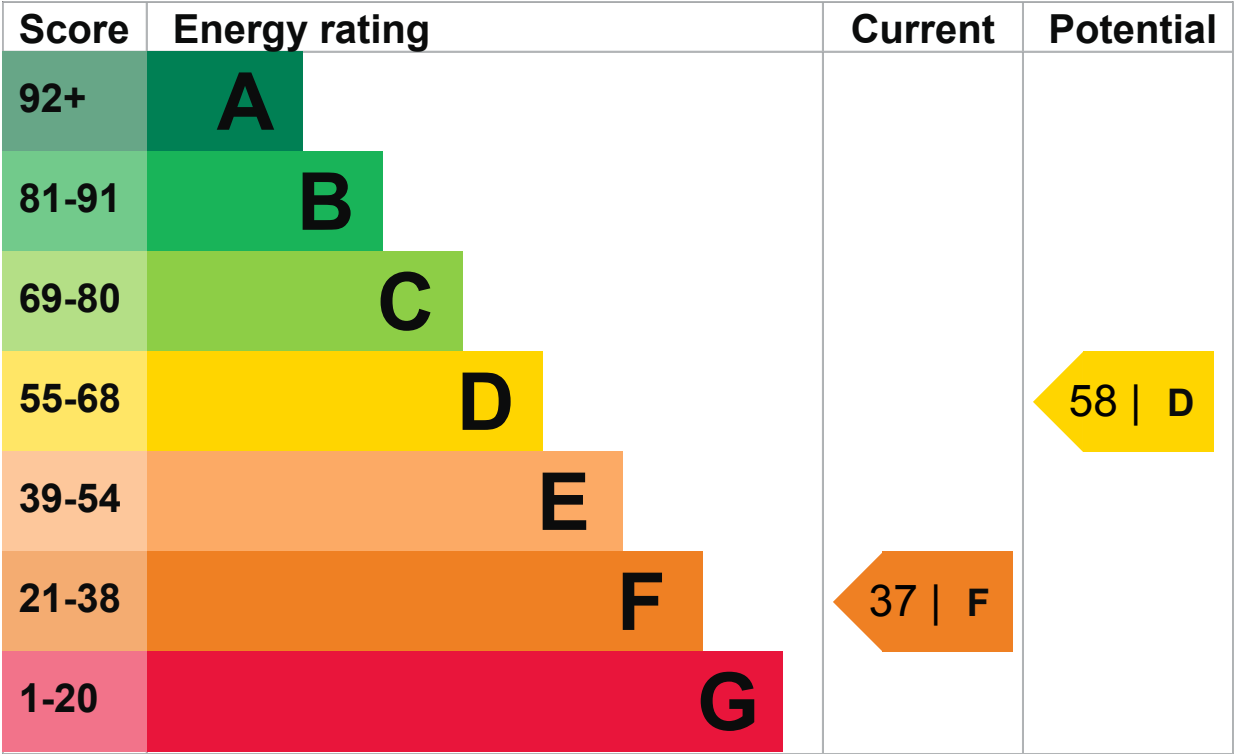
## Total floor area

122 square metres

## Energy efficiency rating for this property

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

[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, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Flat, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

## Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

### Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

11.0 tonnes of CO<sub>2</sub>

### This property's potential production

7.4 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (37) to D (58).

► [What is an energy rating?](#)



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### Recommendation 1: Cavity wall insulation

Cavity wall insulation

**Typical installation cost**

£500 - £1,500

**Typical yearly saving**

£179

**Potential rating after carrying out recommendation 1**

45 | E

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### Recommendation 2: Low energy lighting

Low energy lighting

**Typical installation cost**

£80

**Typical yearly saving**

£23

**Potential rating after carrying out recommendations 1 and 2**

46 | E

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### Recommendation 3: Heating controls (time and temperature zone control)

Heating controls (zone control)

**Typical installation cost**

£350 - £450

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Typical yearly saving	£76
Potential rating after carrying out recommendations 1 to 3	51   E

## Recommendation 4: Floor insulation

Floor insulation	
Typical installation cost	Â£800 - Â£1,200
Typical yearly saving	£55
Potential rating after carrying out recommendations 1 to 4	53   E

## Recommendation 5: Replace boiler with new condensing boiler

Condensing boiler	
Typical installation cost	Â£2,200 - Â£3,000
Typical yearly saving	£111
Potential rating after carrying out recommendations 1 to 5	58   D

## Recommendation 6: Solar water heating

Solar water heating	
Typical installation cost	Â£4,000 - Â£6,000

Typical yearly saving

£48

Potential rating after carrying out recommendations 1 to 6

60 | D

## Recommendation 7: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£60

Potential rating after carrying out recommendations 1 to 7

62 | D

## Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£205

Potential rating after carrying out recommendations 1 to 8

70 | C

## Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1878

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## Potential saving

£662

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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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

## 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

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### Telephone

028 3839 9911

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### Email

[info@michaelhannath.co.uk](mailto:info@michaelhannath.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

RICS

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### Assessor ID

RICS200464

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### Telephone

020 3829 0748

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## Email

[mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk)

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## Assessment details

### Assessor's declaration

Employed by the professional dealing with the property transaction

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### Date of assessment

22 May 2012

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### Date of certificate

22 May 2012

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### Type of assessment

► [RdSAP](#)

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### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.