

Energy performance certificate (EPC)

86, Shankill Street
Lurgan
CRAIGAVON
BT66 6EH

Energy rating

D

Valid until:

16 August 2025

Certificate number:

9239-3093-0238-6895-6984

Property type

Mid-terrace house

Total floor area

69 square metres

Energy rating and score

This property's current energy rating is D. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.service.gov.uk/energy-certificate/9239-3093-0238-6895-6984?print=true>

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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 | Solid brick, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Pitched, limited insulation (assumed) | Poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in 12% of fixed outlets | Poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£786 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 £172 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Environmental impact of this property

This property's current environmental impact rating is E. 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. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 4.1 tonnes of CO₂

This property's potential production 3.2 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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.

Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Cavity wall insulation | £500 - £1,500 | £48 |
| 2. Add additional 80 mm jacket to hot water cylinder | £15 - £30 | £10 |
| 3. Low energy lighting | £35 | £33 |
| 4. Heating controls (TRVs) | £350 - £450 | £28 |
| 5. Condensing boiler | £2,200 - £3,000 | £52 |
| 6. Solar water heating | £4,000 - £6,000 | £55 |
| 7. Internal or external wall insulation | £4,000 - £14,000 | £51 |
| 8. Solar photovoltaic panels | £5,000 - £8,000 | £257 |

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for 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 | Nigel Cairns |
| Telephone | 07887 541427 |
| Email | nigel@cairnsconsultingni.com |

Accreditation scheme contact details

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|----------------------|--|
| Accreditation scheme | NHER |
| Assessor ID | NHER004194 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

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|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 17 August 2015 |
| Date of certificate | 17 August 2015 |
| Type of assessment | RdSAP |
