Energy performance certificate (EPC)

Certificate contents

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18 Manderley Court
Portadown
CRAIGAVON
BT63 5UN

Energy rating: **E**

Valid until	Certificate number
15 July 2035	2171-8846-2361-1031-1516

Property type	Semi-detached house
Total floor area	87 square metres

Energy rating and score

This property's energy rating is E. 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, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 264 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter

How this affects your energy bills

An average household would need to spend **£1,759 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 £399 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,883 kWh per year for heating
- 4,069 kWh per year for hot water

Impact on the environment

This property's 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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	5.1 tonnes of CO2
This property's potential production	3.5 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

▶ Do I need to follow these steps in order?

Step 1: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£99
Potential rating after completing step 1	52 E

Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£20 - £40
Typical yearly saving	£48
Potential rating after completing steps 1 and 2	54 E

Step 3: Hot water cylinder thermostat

Typical installation cost	£130 - £180
Typical yearly saving	£43
Potential rating after completing steps 1 to 3	55 D

Step 4: Heating controls (room thermostat)

Typical installation cost	£220 - £250
Typical yearly saving	£76
Potential rating after completing steps 1 to 4	57 D

Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,500
Typical yearly saving	£134
Potential rating after completing steps 1 to 5	62 D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£230
Potential rating after completing steps 1 to 6	66 D

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	16 July 2025
Date of certificate	16 July 2025
Type of assessment	▶ RdSAP

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 ehcdu.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.