

# Energy performance certificate (EPC)

3 Carrogs Road  
NEWRY  
BT34 2NJ

Energy rating

**D**

Valid until: **19 October 2031**

Certificate number: **0639-4620-6109-0660-0226**

Property type

Detached bungalow

Total floor area

125 square metres

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	66   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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	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, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, insulated	N/A
Floor	To unheated space, 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 CO<sub>2</sub>. 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 175 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## 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.

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An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 5.1 tonnes of CO<sub>2</sub>

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This property's potential production 4.8 tonnes of CO<sub>2</sub>

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By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 0.3 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.

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## 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 D (64) to D (66).

Recommendation	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£34
2. Floor insulation (suspended floor)	£800 - £1,200	£39
3. Floor insulation (solid floor)	£4,000 - £6,000	£66
4. Solar water heating	£4,000 - £6,000	£44
5. Solar photovoltaic panels	£3,500 - £5,500	£335
6. Wind turbine	£15,000 - £25,000	£684

## 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>)

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## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£923
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Potential saving	£73
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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.

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## 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  
Telephone  
Email

John Mullan  
07876702698  
[johnnymullan@hotmail.co.uk](mailto:johnnymullan@hotmail.co.uk)

### Accreditation scheme contact details

Accreditation scheme  
Assessor ID  
Telephone  
Email

Elmhurst Energy Systems Ltd  
EES/020520  
01455 883 250  
[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### Assessment details

Assessor's declaration  
Date of assessment  
Date of certificate  
Type of assessment

No related party  
20 October 2021  
20 October 2021  
[RdSAP](#)

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