

# Energy performance certificate (EPC)

47 Forkhill Road  
Cloughoge  
NEWRY  
BT35 8LT

Energy rating

**E**

Valid until: **15 April 2033**

Certificate number: **9140-3025-3204-4447-9200**

## Property type

Detached house

## Total floor area

192 square metres

## Energy efficiency rating for this property

This property's current energy rating is E. 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>		59   D
39-54	<b>E</b>	44   E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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

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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Poor
Roof	Roof room(s), insulated (assumed)	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	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 250 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**

This property's current environmental impact rating is F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### **An average household produces**

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

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### **This property produces**

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

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### **This property's potential production**

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

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You could improve this property's CO<sub>2</sub> 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.

Improve this property's energy rating

▶ [Do I need to follow these steps in order?](#)

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## Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£173

Potential rating after completing step 1

46 | E

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## Step 2: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£235

Potential rating after completing steps 1 and 2

50 | E

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## Step 3: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£625

Potential rating after completing steps 1 to 3

59 | D

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## Step 4: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£191

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Potential rating after completing steps 1 to 4

62 | D

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## Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£103

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Potential rating after completing steps 1 to 5

63 | D

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## Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

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Typical yearly saving

£625

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Potential rating after completing steps 1 to 6

69 | C

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## 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.

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## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

### Estimated yearly energy cost for this property

£4013

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### Potential saving if you complete every step in order

£1033

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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.

## 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

Michael Hendron

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### Telephone

07803802107

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### Email

[michael\\_hendron@hotmail.com](mailto:michael_hendron@hotmail.com)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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**Assessor ID**

EES/006977

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

**Assessor's declaration**

No related party

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**Date of assessment**

14 April 2023

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**Date of certificate**

16 April 2023

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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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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