

# Energy performance certificate (EPC)

2 Manse Road  
Kilkeel  
NEWRY  
BT34 4BN

Energy rating

**F**

Valid until: **17 July 2033**

Certificate number: **0380-2168-4230-2697-8881**

## Property type

Detached house

## Total floor area

180 square metres

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		62 <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	25 <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

# 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, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 360 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£5,091 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 £2,665 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Impact on the environment

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

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.

## Carbon emissions

### An average household produces

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

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### This property produces

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

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### This property's potential production

7.4 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.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

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

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### Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

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Typical yearly saving

£437

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Potential rating after completing step 1

29 F

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### Step 2: Low energy lighting

Typical installation cost

£60

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Typical yearly saving

£121

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Potential rating after completing steps 1 and 2

30 F

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### Step 3: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

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Typical yearly saving

£520

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Potential rating after completing steps 1 to 3

36 F

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## Step 4: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

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Typical yearly saving

£1,169

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Potential rating after completing steps 1 to 4

**55 D**

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## Step 5: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

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Typical yearly saving

£206

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Potential rating after completing steps 1 to 5

**58 D**

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## Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

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Typical yearly saving

£212

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Potential rating after completing steps 1 to 6

**62 D**

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## Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£69

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Potential rating after completing steps 1 to 7

64 D

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## Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

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Typical yearly saving

£644

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Potential rating after completing steps 1 to 8

70 C

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## Help 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.

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**

Carleen Branagan

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**Telephone**

07756 897853

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**Email**

[carleenbranagan@hotmail.com](mailto:carleenbranagan@hotmail.com)

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

## Accreditation scheme

Elmhurst Energy Systems Ltd

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## Assessor's ID

EES/020444

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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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## About this assessment

### Assessor's declaration

No related party

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### Date of assessment

18 July 2023

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### Date of certificate

18 July 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.