

# Energy performance certificate (EPC)

|                                         |                           |                                                     |
|-----------------------------------------|---------------------------|-----------------------------------------------------|
| 18 Ardaveen Avenue<br>NEWRY<br>BT35 8UJ | Energy rating<br><b>D</b> | Valid until: <b>14 August 2033</b>                  |
|                                         |                           | Certificate number: <b>9653-3029-5208-1627-4204</b> |

**Property type**  
Semi-detached house

**Total floor area**  
136 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.](#)

| 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 D    | 64 D      |
| 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 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                 | Roof room(s), ceiling insulated             | 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    | Poor      |
| Lighting             | Low energy lighting in 75% of fixed outlets | Very good |
| Floor                | Solid, limited insulation (assumed)         | N/A       |
| Secondary heating    | Room heaters, coal                          | N/A       |

Primary energy use

The primary energy use for this property per year is 183 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,900 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 £0 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 E. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

# Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

6.9 tonnes of CO2

This property’s potential production

6.9 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.

Changes you could make

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

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## Step 1: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£49

Potential rating after completing step 1

65 D

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## Step 2: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£109

Potential rating after completing steps 1 and 2

68 D

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## Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£623

Potential rating after completing steps 1 to 3

75 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

15 August 2023

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**Date of certificate**

15 August 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.