

Energy performance certificate (EPC)

| | | |
|--------------------------------------|---------------------------|--|
| 89 Knockdarragh NEWRY BT34 2GA | Energy rating C | Valid until: 22 April 2034 |
| | | Certificate number: 0370-2797-4340-2224-1745 |

Property type

Detached house

Total floor area

150 square metres

Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 71 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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, 150 mm loft insulation | Good |
| Window | Fully double glazed | Good |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Average |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, insulated (assumed) | 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 146 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,485 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 £91 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 environmental impact rating is D. 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 CO ₂ |
| This property produces | 5.6 tonnes of CO ₂ |
| This property's potential production | 5.2 tonnes of CO ₂ |

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?](#)

Step 1: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £91

Potential rating after completing step 1

71 C

Step 2: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £66

Potential rating after completing steps 1 and 2

73 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £545

Potential rating after completing steps 1 to 3

80 C

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

Telephone 07756 897853

Email carleenbranagan@hotmail.com

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

| | |
|---------------|--|
| Assessor's ID | EES/020444 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 23 April 2024 |
| Date of certificate | 23 April 2024 |
| 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 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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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