

# Energy performance certificate (EPC)

|                                                   |               |                                              |
|---------------------------------------------------|---------------|----------------------------------------------|
| 25, Oldtown Lane<br>Annalong<br>NEWRY<br>BT34 4XF | Energy rating | Valid until: 12 February 2027                |
|                                                   | <b>D</b>      | Certificate number: 0267-2989-0127-9493-3831 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 270 square metres |

## Energy rating and score

This property's 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>      | 58 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                 | Pitched, insulated (assumed)               | Good      |
| 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             | No low energy lighting                     | Very poor |
| Floor                | Solid, limited 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 174 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,870 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 £301 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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 E. 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.

## Carbon emissions

|                                             |                                |
|---------------------------------------------|--------------------------------|
| <b>An average household produces</b>        | 6 tonnes of CO <sub>2</sub>    |
| <b>This property produces</b>               | 11.0 tonnes of CO <sub>2</sub> |
| <b>This property's potential production</b> | 9.3 tonnes of CO <sub>2</sub>  |

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?](#)

## Step 1: Low energy lighting

|                                          |             |
|------------------------------------------|-------------|
| Typical installation cost                | £90         |
| Typical yearly saving                    | £97         |
| Potential rating after completing step 1 | <b>60 D</b> |

## Step 2: Heating controls (room thermostat)

|                                                 |             |
|-------------------------------------------------|-------------|
| Typical installation cost                       | £350 - £450 |
| Typical yearly saving                           | £93         |
| Potential rating after completing steps 1 and 2 | <b>62 D</b> |

## Step 3: Replace boiler with new condensing boiler

|                                                |                 |
|------------------------------------------------|-----------------|
| Typical installation cost                      | £2,200 - £3,000 |
| Typical yearly saving                          | £112            |
| Potential rating after completing steps 1 to 3 | <b>64 D</b>     |

## Step 4: Floor insulation (solid floor)

|                                                |                 |
|------------------------------------------------|-----------------|
| Typical installation cost                      | £4,000 - £6,000 |
| Typical yearly saving                          | £51             |
| Potential rating after completing steps 1 to 4 | <b>66 D</b>     |

## Step 5: Solar water heating

|                                                |                 |
|------------------------------------------------|-----------------|
| Typical installation cost                      | £4,000 - £6,000 |
| Typical yearly saving                          | £49             |
| Potential rating after completing steps 1 to 5 | <b>67 D</b>     |

## Step 6: Solar photovoltaic panels, 2.5 kWp

|                           |                 |
|---------------------------|-----------------|
| Typical installation cost | £5,000 - £8,000 |
| Typical yearly saving     | £272            |

**Potential rating after completing steps 1 to 6****71 C****Step 7: Wind turbine**

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£556

**Potential rating after completing steps 1 to 7****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.

|                        |                                                                              |
|------------------------|------------------------------------------------------------------------------|
| <b>Assessor's name</b> | Amanda Quinn                                                                 |
| <b>Telephone</b>       | 07746935773                                                                  |
| <b>Email</b>           | <a href="mailto:amanda_haughian@hotmail.com">amanda_haughian@hotmail.com</a> |

**Contacting the accreditation scheme**

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

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/015417                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

**About this assessment**

|                               |                         |
|-------------------------------|-------------------------|
| <b>Assessor's declaration</b> | No related party        |
| <b>Date of assessment</b>     | 11 February 2017        |
| <b>Date of certificate</b>    | 13 February 2017        |
| <b>Type of assessment</b>     | ▶ <a href="#">RdSAP</a> |

**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).

**Certificate number**

[9727-0426-6170-7808-8992 \(/energy-certificate/9727-0426-6170-7808-8992\)](/energy-certificate/9727-0426-6170-7808-8992)

**Expired on**

20 March 2023

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**OGI**

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