

# Energy performance certificate (EPC)

13 St. Patricks Avenue NEWRY BT34 1HQ	Energy rating <b>E</b>	Valid until: <b>13 August 2034</b>
		Certificate number: <b>0300-2864-3480-2994-4051</b>

**Property type** Mid-terrace house

**Total floor area** 66 square metres

## Energy rating and score

This property's energy rating is E. 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>		59 D
39-54	<b>E</b>	49 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

### 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
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 90% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 301 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 **£1,411 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 £263 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 E. 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.

## Carbon emissions

An average household produces	6 tonnes of CO <sub>2</sub>
This property produces	4.9 tonnes of CO <sub>2</sub>
This property's potential production	3.9 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?](#)

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## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £26

Potential rating after completing step 1 **50 E**

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## Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £120

Potential rating after completing steps 1 and 2 **55 D**

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## Step 3: Draught proofing

Typical installation cost £80 - £120

Typical yearly saving £42

Potential rating after completing steps 1 to 3 **56 D**

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## Step 4: Replace boiler with new condensing boiler

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

Typical yearly saving £76

Potential rating after completing steps 1 to 4 **59 D**

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## Step 5: Floor insulation (solid floor)

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

Typical yearly saving £43

Potential rating after completing steps 1 to 5 **61 D**

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## Step 6: Solar water heating

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

Typical yearly saving £64

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Potential rating after completing steps 1 to 6

64 D

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## Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £3,300 - £6,500

Typical yearly saving £131

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Potential rating after completing steps 1 to 7

69 C

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## Step 8: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £502

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Potential rating after completing steps 1 to 8

80 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

Telephone 07756 897853

Email [carleenbranagan@hotmail.com](mailto: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](mailto:enquiries@elmhurstenergy.co.uk)

### About this assessment

Assessor's declaration No related party

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**Date of assessment** 14 August 2024

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**Date of certificate** 14 August 2024

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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.

[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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