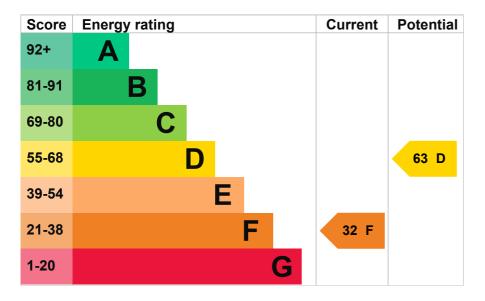
Energy performance certificate (EPC)

10 Oak Close Bessbrook NEWRY BT35 7LH	Energy rating	Valid until:	2 March 2035
		Certificate number:	0771-3047-8207-2835-4200
Property type	ſ	Detached bun	Igalow
Total floor area	75 square metres		

Energy rating and score

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

See how to improve this property's energy efficiency.



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	Timber frame, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Single glazed	Very poor
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 38% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 409 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £1,741 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 £813 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 F. 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 CO2
This property produces	8.0 tonnes of CO2
This property's potential production	4.2 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.

Steps you could take to save energy

Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£430
Potential rating after completing step 1	48 E

Step 2: Draught proofing

Typical installation cost	£80 - £120
Typical yearly saving	£38
Potential rating after completing steps 1 and 2	49 E

Step 3: Low energy lighting

Typical installation cost	£25
Typical yearly saving	£43
Potential rating after completing steps 1 to 3	50 E

Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£32
Potential rating after completing steps 1 to 4	52 E

Step 5: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£78
Potential rating after completing steps 1 to 5	55 D

Step 6: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£116

Step 7: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£75
Potential rating after completing steps 1 to 7	63 D

Step 8: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£57
Potential rating after completing steps 1 to 8	66 D

Step 9: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£93
Potential rating after completing steps 1 to 9	69 C

Step 10: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£410
Potential rating after completing steps 1 to 10	81 B

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

60 D

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	3 March 2025
Date of certificate	3 March 2025
Type of assessment	► <u>RdSAP</u>

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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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 Service performance (/service-performance)

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