Energy performance certificate (EPC)

33, Chapel Street NEWRY BT34 2DP Energy rating

Valid until: 30 March 2027

Certificate number: 9443-0927-6740-1959-5972

Property type

End-terrace house

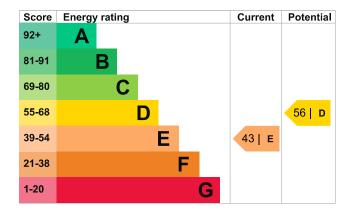
Total floor area

66 square metres

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

| Feature | Description | Rating |
|----------------------|---|-----------|
| Wall | Cavity wall, filled cavity | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 50% of fixed outlets | Good |
| Floor | Solid, no insulation (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 348 kilowatt hours per square metre (kWh/m2).

| Environmental impa property | act of this | This property produces | 5.8 tonnes of CO2 |
|--|-----------------|--|-----------------------|
| This property's current environmental impact rating is F. It has the potential to be E. | | This property's potential production | 4.5 tonnes of CO2 |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.3 tonnes per year. This will help to protect the environment. | |
| Properties with an A rating produce less CO2 than G rated properties. | | Environmental impact ratings are based on assumptions about average occupancy and | |
| An average household produces | 6 tonnes of CO2 | energy use. They may not consumed by the people liv | reflect how energy is |

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (43) to D (56).

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Low energy lighting | £20 | £19 |
| 2. Hot water cylinder thermostat | £200 - £400 | £17 |
| 3. Heating controls (room thermostat and TRVs) | £350 - £450 | £126 |
| 4. Condensing boiler | £2,200 - £3,000 | £38 |
| 5. Solar water heating | £4,000 - £6,000 | £39 |
| 6. Solar photovoltaic panels | £5,000 - £8,000 | £272 |

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £908 |
|--|------|
| Potential saving | £200 |

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> <u>recommended step in order</u>.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name John Mullan Telephone 08450945192

Email <u>epcquery@vibrantenergymatters.co.uk</u>

Accreditation scheme contact details

Accreditation scheme ECMK

Assessor ID ECMK300147
Telephone 0333 123 1418
Email info@ecmk.co.uk

Assessment details

Assessor's declaration

Date of assessment

Type of assessment

No related party
31 March 2017
31 March 2017

RdSAP

Type of assessment