Energy performance certificate (EPC)

| 15, Armagh Road
Newtownhamilton
NEWRY
BT35 0EU | Energy rating
E | Valid until: | **15 August 2027** |
| | | Certificate number: | **9209-2067-8029-8690-6833** |

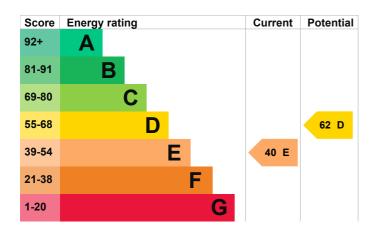| Property type	Detached bungalow
Total floor area	109 square metres

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+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	40 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, filled cavity	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, oil	N/A

Primary energy use

The primary energy use for this property per year is 310 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,231 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 £439 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 F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO_2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO_2

This property produces	8.8 tonnes of CO_2
This property's potential production	5.6 tonnes of CO_2

You could improve this property's CO_2 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

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£19
2. Hot water cylinder thermostat	£200 - £400	£23
3. Heating controls (room thermostat and TRVs)	£350 - £450	£185
4. Condensing boiler	£2,200 - £3,000	£213
5. Floor insulation (solid floor)	£4,000 - £6,000	£85
6. Solar water heating	£4,000 - £6,000	£39
7. Solar photovoltaic panels	£5,000 - £8,000	£266
8. Wind turbine	£15,000 - £25,000	£561

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	Christopher Murtagh
Telephone	07900 958895
Email	chrismurtagh@outlook.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/020548
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 August 2017
Date of certificate	16 August 2017
Type of assessment	RdSAP