

# Energy performance certificate (EPC)

27, Talbot Street  
NEWRY  
BT34 1HW

Energy rating  
**G**

Valid until: **6 October 2026**

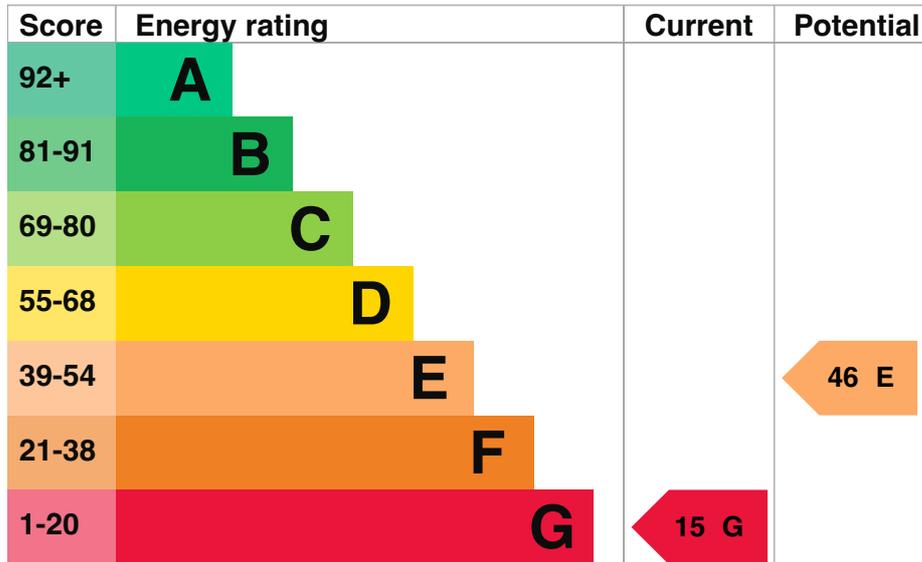
Certificate number: **0739-7937-0220-6996-8964**

Property type	End-terrace house
Total floor area	57 square metres

## Energy rating and score

This property’s energy rating is G. It has the potential to be E.

[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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
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	No low energy lighting	Very poor
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 623 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,507 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 £662 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Impact on the environment

This property's environmental impact rating is G. 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	9.2 tonnes of CO <sub>2</sub>
This property's potential production	5.1 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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£131
2. Increase hot water cylinder insulation	£15 - £30	£49
3. Draught proofing	£80 - £120	£30
4. Low energy lighting	£40	£33
5. Hot water cylinder thermostat	£200 - £400	£29
6. Heating controls (room thermostat and TRVs)	£350 - £450	£172
7. Condensing boiler	£2,200 - £3,000	£217
8. Solar water heating	£4,000 - £6,000	£42
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£67
10. Internal or external wall insulation	£4,000 - £14,000	£208
11. Solar photovoltaic panels	£5,000 - £8,000	£271

## 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	John Mullan
Telephone	08450945192
Email	<a href="mailto:epcquery@vibrantenergymatters.co.uk">epcquery@vibrantenergymatters.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300147
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	7 October 2016
Date of certificate	7 October 2016
Type of assessment	<a href="#">RdSAP</a>