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Energy performance certificate (EPC)

34 Windsor Avenue NEWRY BT34 1EG	Energy rating G	Valid until:	13 November 2035
		Certificate number:	9380-2404-9590-2695-7685

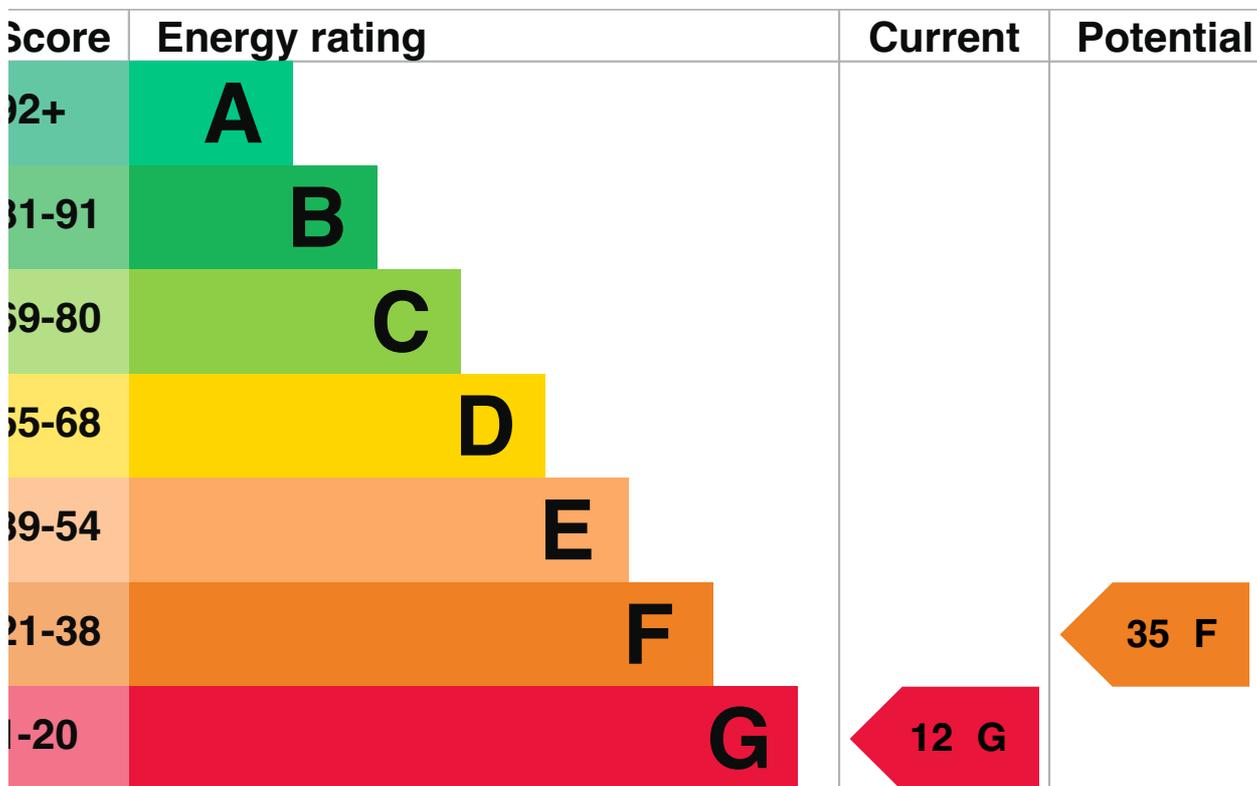
Property type Detached house

Total floor area 128 square metres

Energy rating and score

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

[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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated (assumed)	Average
Roof	Pitched, 175 mm loft insulation	Good
Window	Mostly double glazing	Poor

main heating	Boiler and radiators, LPG	Poor
main heating control	Programmer, TRVs and bypass	Average
hot water	From main system	Poor
lighting	Below average lighting efficiency	Poor
loft	Suspended, no insulation (assumed)	N/A
ground	Solid, no insulation (assumed)	N/A
air tightness	(not tested)	N/A
secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 344 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£3,842 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 £1,148 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.

Heating this property

Estimated energy needed in this property is:

- 20,669 kWh per year for heating
- 2,918 kWh per year for hot water

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 CO ₂
This property produces	9.1 tonnes of CO ₂
This property's potential production	5.9 tonnes of CO ₂

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: Cavity wall insulation

Typical installation cost £900 - £1,500

Typical yearly saving £54

Potential rating after completing step  21 F

Step 2: Floor insulation (suspended floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £21

Potential rating after completing steps 1 and 2  24 F

Step 3: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £8

Potential rating after completing steps 1 to 3  26 F

Step 4: Draught proofing

Typical installation cost £150 - £250

Typical yearly saving £13

Potential rating after completing

Steps 1 to 4**29 F****Step 5: Heating controls (room thermostat)**

Typical installation cost

£220 - £250

Typical yearly saving

£11

Potential rating after completing
Steps 1 to 5**31 F****Step 6: Solar water heating**

Typical installation cost

£4,000 - £7,000

Typical yearly saving

£4

Potential rating after completing
Steps 1 to 6**32 F****Step 7: Solar photovoltaic panels, 2.5 kWp**

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£25

Potential rating after completing
Steps 1 to 7**35 F****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

Nigel Cairns

Telephone 07887 541427

Mail nigel@cairnsconsultingni.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/020354

Telephone 01455 883 250

Mail enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party

Date of assessment 14 November 2025

Date of certificate 14 November 2025

Type of assessment  [RdSAP](#)

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

There are no related certificates for this property.



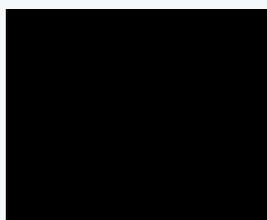
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