Energy performance certificate (EPC)

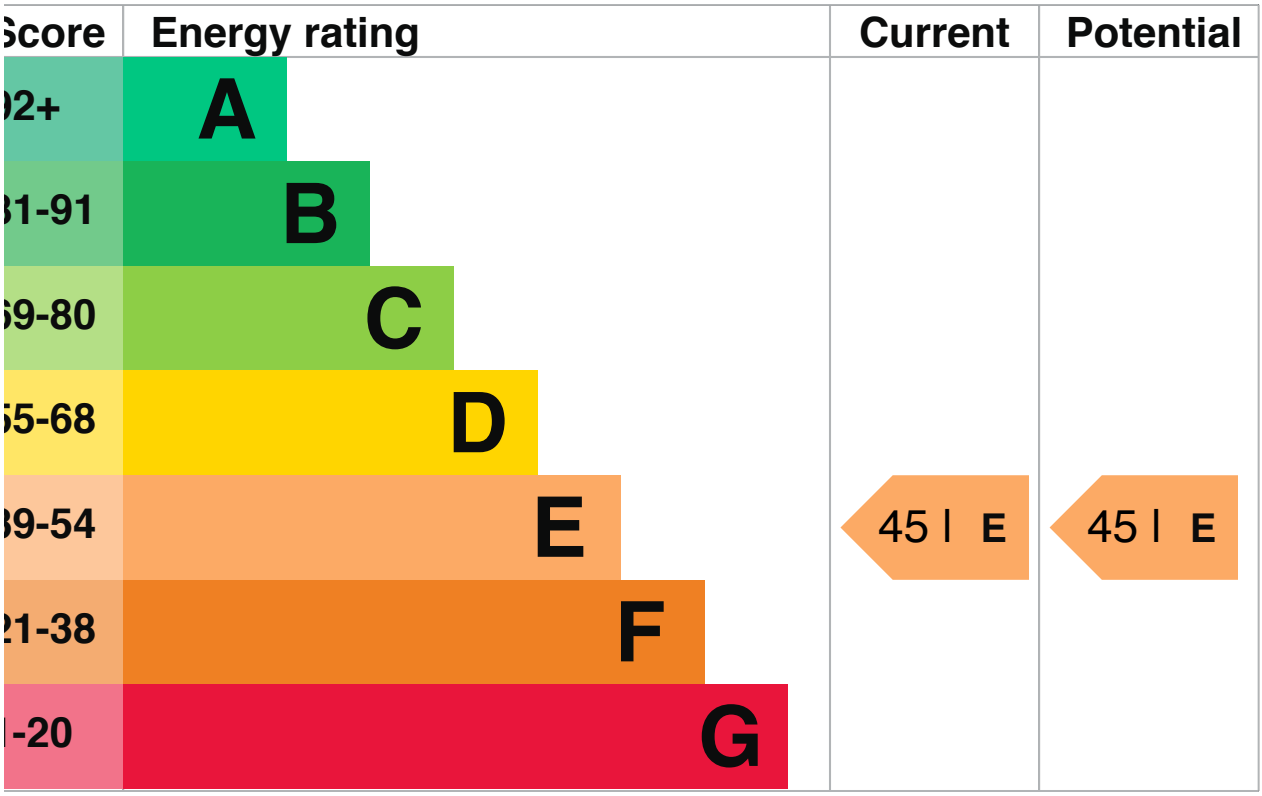
39 Drumdreenagh Road Rathfriland NEWRY BT34 5NG	Energy rating **E**	Valid until:	**26 July 2032**
		Certificate number:	**0320-2873-5130-2722-2801**

roperty type	Detached house
otal floor area	182 square metres

nergy efficiency rating for this property

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

e how to improve this property's energy performance.



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

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

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

r properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

eakdown of property's energy performance

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

ch feature is assessed as one of the following:

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

hen the description says “assumed”, it means that the feature could not be inspected and an assumption has been made sed on the property’s age and type.

ature	Description	Rating
all	Granite or whinstone, as built, no insulation (assumed)	Very poor
oof	Pitched, 150 mm loft insulation	Good
oof	Flat, insulated (assumed)	Average
ndow	Some double glazing	Poor
ain heating	Boiler and radiators, oil	Average
ain heating control	Time and temperature zone control	Very good
t water	From main system	Average
ghting	Low energy lighting in all fixed outlets	Very good
oor	Solid, no insulation (assumed)	N/A
condary heating	Room heaters, wood logs	N/A

ow and zero carbon energy sources

w and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as we cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

rimary energy use

e primary energy use for this property per year is 242 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

dditional information

ditional information about this property:

- Stone walls present, not insulated

nvironmental impact of this property

is property’s current environmental impact rating is E. It has the potential to be E.

operties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

operties with an A rating produce less CO2 than G rated properties.

n average household produces	6 tonnes of CO2
his property produces	10.0 tonnes of CO2
his property's potential production	10.0 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help to otect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy is consumed by the people living at the property.

ıprove this property's energy performance

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

ırrying out these changes in order will improve the property's energy rating and score from E (45) E (45).

Potential energy rating

E

Do I need to follow these steps in order?

tep 1: Floor insulation (solid floor)

oor insulation (solid floor)

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£44
otential rating after completing step	47 I E

tep 2: Solar water heating

lar water heating

ypical installation cost	£4,000 - £6,000
ypical yearly saving	£48
otential rating after completing steps and 2	48 I E

tep 3: Double glazed windows

place single glazed windows with low-E double glazed windows

ypical installation cost	£3,300 - £6,500
ypical yearly saving	£64

otential rating after completing steps to 3	51 I E

tep 4: Internal or external wall insulation

ernal or external wall insulation

/pical installation cost	£4,000 - £14,000
/pical yearly saving	£608
otential rating after completing steps to 4	71 I C

tep 5: Solar photovoltaic panels, 2.5 kWp

lar photovoltaic panels

/pical installation cost	£3,500 - £5,500
/pical yearly saving	£341
otential rating after completing steps to 5	76 I C

tep 6: Wind turbine

nd turbine

/pical installation cost	£15,000 - £25,000
/pical yearly saving	£695
otential rating after completing steps to 6	89 I B

aying for energy improvements

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

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£1753
otential saving	£0

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

e potential saving shows how much money you could save if you complete each recommended step in order.

leating use in this property

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

otential energy savings by installing insulation

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

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

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

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

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

ssessor contact details

ssessor's name	John Mullan
elephone	07876702698
mail	johnnymullan@hotmail.co.uk

ccreditation scheme contact details

ccreditation scheme	Elmhurst Energy Systems Ltd
ssessor ID	EES/020520
elephone	01455 883 250
mail	enquiries@elmhurstenergy.co.uk

ssessment details

ssessor's declaration	No related party
ate of assessment	27 July 2022
ate of certificate	27 July 2022
ype of assessment	▶ RdSAP

her certificates for this property

ou are aware of previous certificates for this property and they are not listed here, please contact us at hc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.