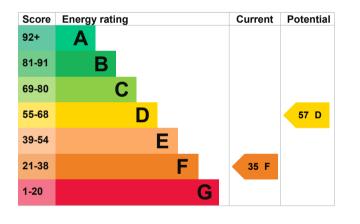
Energy performance certificate (EPC)				
9 Clonmore NEWRY BT35 6TS	Energy rating	Valid until: 7 August 2033 Certificate number: 0836-3029-9208-3307-2204		
Property type	Semi-detached house			
Total floor area		121 square metres		

## **Energy rating and score**

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	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, LPG	N/A

#### Primary energy use

The primary energy use for this property per year is 307 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£2,815 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 £924 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces

9.6 tonnes of CO2

# Impact on the environment

This property's current environmental impact rating is F. It has the potential to be E.		This property's potential production	6.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions			
An average household produces	6 tonnes of CO2	These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£68
2. Heating controls (room thermostat and TRVs)	£350 - £450	£277
3. Condensing boiler	£2,200 - £3,000	£579
4. Floor insulation (solid floor)	£4,000 - £6,000	£105
5. Solar water heating	£4,000 - £6,000	£68
6. Solar photovoltaic panels	£3,500 - £5,500	£623

### Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# 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
Telephone
Email

Kathleen Bellew 00353868410785 kathleenbellew@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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/019556 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

#### About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 7 August 2023 8 August 2023 RdSAP