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# Energy performance certificate (EPC)

25 St. Marys Street NEWRY BT34 2AA	Energy rating <b>G</b>	Valid until: <b>29 January 2036</b>
		Certificate number: <b>0350-2341-1590-2526-8871</b>

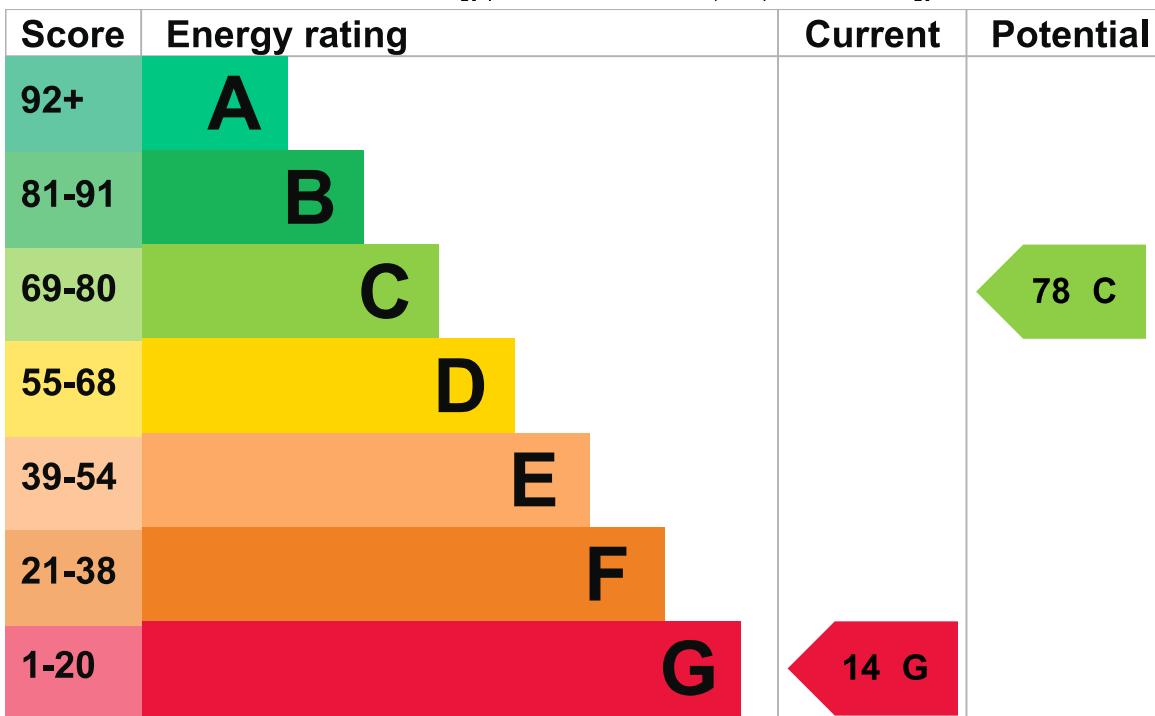
**Property type** End-terrace house

**Total floor area** 64 square metres

## Energy rating and score

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

[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 whin, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	High performance glazing	Good
Main heating	No system present: electric heaters assumed	Very poor

Feature	Description	Rating
Main heating control	None	Very poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

## Primary energy use

The primary energy use for this property per year is 339 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated

## 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 \(<https://www.smartenergygb.org/>\)](#)

## How this affects your energy bills

An average household would need to spend **£3,955 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 £2,635 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 12,526 kWh per year for heating
- 1,180 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

### Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	2.1 tonnes of CO2
<b>This property's potential production</b>	0.8 tonnes of CO2

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: Increase loft insulation to 270 mm

Typical installation cost	£900 - £1,200
Typical yearly saving	£113
Potential rating after completing step 1	16 G

## Step 2: Internal wall insulation

Typical installation cost	£7,500 - £11,000
Typical yearly saving	£1,656
Potential rating after completing steps 1 and 2	45 E

## Step 3: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£253
Potential rating after completing steps 1 to 3	52 E

## Step 4: High heat retention storage heaters and dual rate meter

Typical installation cost	£800 - £1,600
Typical yearly saving	£542

**Potential rating after completing  
steps 1 to 4**

70 C

**Step 5: Solar water heating**

<b>Typical installation cost</b>	£4,000 - £7,000
<b>Typical yearly saving</b>	£70
<b>Potential rating after completing steps 1 to 5</b>	71 C

**Step 6: Solar photovoltaic panels, 2.5 kWp**

<b>Typical installation cost</b>	£8,000 - £10,000
<b>Typical yearly saving</b>	£262
<b>Potential rating after completing steps 1 to 6</b>	78 C

**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.

<b>Assessor's name</b>	Carleen Branagan
<b>Telephone</b>	07756 897853
<b>Email</b>	<a href="mailto:carleenbranagan@hotmail.com">carleenbranagan@hotmail.com</a>

**Contacting the accreditation scheme**

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/020444
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	29 January 2026
<b>Date of certificate</b>	30 January 2026
<b>Type of assessment</b>	► <a href="#">RdSAP</a>

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.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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