

Energy performance certificate (EPC)

35b, Larchwood BANBRIDGE BT32 3UT	Energy rating D	Valid until: 4 December 2028 Certificate number: 9572-2905-0629-9208-5841
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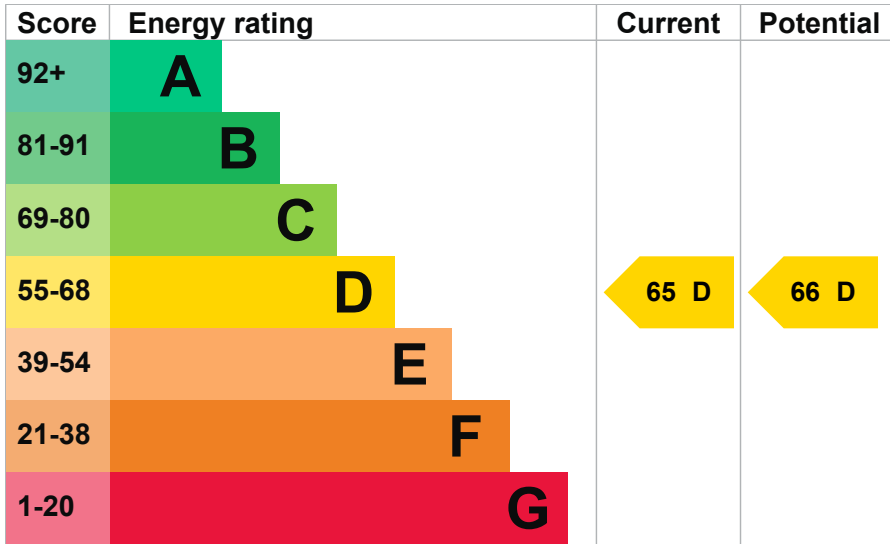
Property type
Semi-detached house

Total floor area
101 square metres

Energy rating and score

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

[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, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average

Feature	Description	Rating
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, limited 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 186 kilowatt hours per square metre (kWh/m2).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£715 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 £45 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's current environmental impact rating is D. 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. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

4.7 tonnes of CO2

This property's potential production

4.5 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.

► [Do I need to follow these steps in order?](#)

Step 1: Low energy lighting

Typical installation cost	£25
Typical yearly saving	£20
Potential rating after completing step 1	65 D

Step 2: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£24
Potential rating after completing steps 1 and 2	66 D

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£19
Potential rating after completing steps 1 to 3	67 D

Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£29
Potential rating after completing steps 1 to 4	69 C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

Typical yearly saving£281

Potential rating after completing steps 1 to 578 C

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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 nameMatthew Symons

Telephone07968246514

Emailstudio@mattsymons.com

Contacting the accreditation scheme

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

Accreditation schemeStroma Certification Ltd

Assessor's IDSTRO018967

Telephone0330 124 9660

Emailcertification@stroma.com

About this assessment**Assessor's declaration**No related party

Date of assessment5 December 2018

Date of certificate5 December 2018

Type of assessment

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

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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