

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 8 Edenvale Avenue BANBRIDGE BT32 3RQ | Energy rating F | Valid until: 11 March 2035 |
| | | Certificate number: 9799-3047-8207-9345-7204 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 97 square metres |

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 53 E |
| 21-38 | F | 33 F | |
| 1-20 | G | | |

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, filled cavity | Average |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Wall | System built, as built, no insulation (assumed) | Very poor |
| Roof | Flat, insulated (assumed) | Average |
| Roof | Flat, no insulation (assumed) | Very poor |
| Roof | Roof room(s), no insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system, no cylinder thermostat | Poor |
| Lighting | Low energy lighting in 29% of fixed outlets | Average |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Suspended, limited insulation (assumed) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 365 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

Additional information

Additional information about this property:

- System build present

How this affects your energy bills

An average household would need to spend **£2,155 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 £691 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.

Impact on the environment

This property's environmental impact rating is F. It has the potential to be E.

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 CO2 |
| This property produces | 8.7 tonnes of CO2 |
| This property's potential production | 6.0 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: Low energy lighting

| | |
|--|-------------|
| Typical installation cost | £50 |
| Typical yearly saving | £59 |
| Potential rating after completing step 1 | 34 F |

Step 2: Flat roof or sloping ceiling insulation

| | |
|---|---------------|
| Typical installation cost | £850 - £1,500 |
| Typical yearly saving | £167 |
| Potential rating after completing steps 1 and 2 | 39 E |

Step 3: Room-in-roof insulation

| | |
|--|-----------------|
| Typical installation cost | £1,500 - £2,700 |
| Typical yearly saving | £372 |
| Potential rating after completing steps 1 to 3 | 50 E |

Step 4: Floor insulation (suspended floor)

| | |
|--|---------------|
| Typical installation cost | £800 - £1,200 |
| Typical yearly saving | £92 |
| Potential rating after completing steps 1 to 4 | 53 E |

Step 5: Solar water heating

| | |
|--|-----------------|
| Typical installation cost | £4,000 - £6,000 |
| Typical yearly saving | £97 |
| Potential rating after completing steps 1 to 5 | 57 D |

Step 6: Solar photovoltaic panels, 2.5 kWp

| | |
|---------------------------|-----------------|
| Typical installation cost | £3,500 - £5,500 |
| Typical yearly saving | £411 |

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 | Carleen Branagan |
| Telephone | 07756 897853 |
| Email | carleenbranagan@hotmail.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/020444 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 11 March 2025 |
| Date of certificate | 12 March 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 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.

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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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