

Energy performance certificate (EPC)

30, Springfields BANBRIDGE BT32 3LT	Energy rating E	Valid until: 20 October 2029
		Certificate number: 9896-6497-2029-6120-6013

Property type	Detached house
Total floor area	193 square metres

Energy rating and score

This property's energy rating is E. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	47 E	
21-38	F		
1-20	G		

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, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
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	Average
Lighting	Low energy lighting in 22% of fixed outlets	Poor
Floor	Solid, limited insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 206 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,970 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 £393 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 E. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 10.0 tonnes of CO₂

This property's potential production 8.0 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£79
2. Low energy lighting	£90	£68
3. Heating controls (room thermostat)	£350 - £450	£78
4. Condensing boiler	£2,200 - £3,000	£90
5. Replacement glazing units	£1,000 - £1,400	£79
6. Floor insulation (solid floor)	£4,000 - £6,000	£73
7. Solar water heating	£4,000 - £6,000	£43
8. Solar photovoltaic panels	£3,500 - £5,500	£298

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	Colin Bell
Telephone	02840620663
Email	colinbell_4@hotmail.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003360
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	21 October 2019
Date of certificate	21 October 2019
Type of assessment	RdSAP