

Energy performance certificate (EPC)

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23, Clay Road
Corbet
BANBRIDGE
BT32 5JX

Energy rating
F

Valid until
30 August 2025

Certificate number
0369-2993-0782-9625-6465

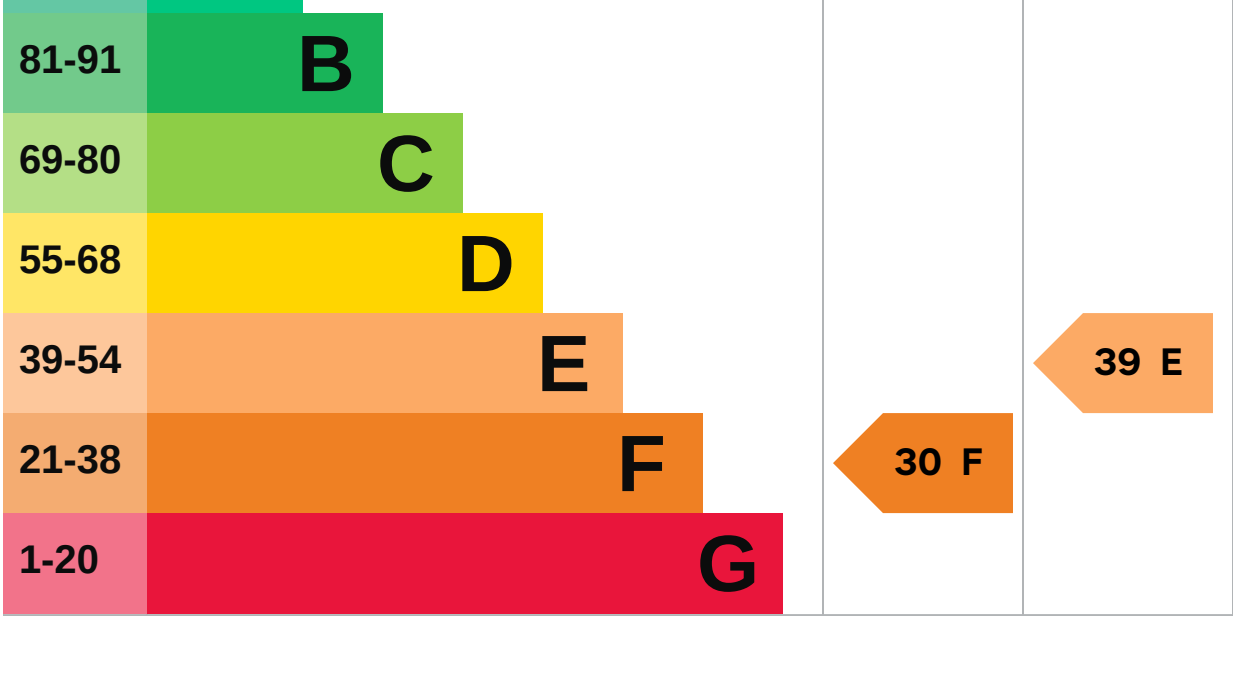
Property type	Detached house
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Total floor area	186 square metres
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Energy rating and score

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

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



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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
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 50% of fixed outlets	Good
Floor	Solid, no 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 333 kilowatt hours per square metre (kWh/m2).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,993 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 £467 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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 F.

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	16.0 tonnes of CO2
This property's potential production	13.0 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.

Changes you could make

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

Step 1: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£38
Potential rating after completing step 1	31 F

Step 2: Low energy lighting

Typical installation cost	£50
Typical yearly saving	£35
Potential rating after completing steps 1 and 2	31 F

Step 3: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£148
Potential rating after completing steps 1 to 3	34 F

Step 4: Condensing boiler (separate from the range cooker)

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£172
Potential rating after completing steps 1 to 4	37 F

Step 5: Replacement glazing units

Typical installation cost	£1,000 - £1,400
Typical yearly saving	£75
Potential rating after completing steps 1 to 5	39 E

Step 6: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£114
Potential rating after completing steps 1 to 6	41 E

Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£65
Potential rating after completing steps 1 to 7	43 E

Step 8: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£845
Potential rating after completing steps 1 to 8	63 D

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£256
Potential rating after completing steps 1 to 9	69 C

Help paying for energy improvements

You might be able to get a grant from the [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 name	Robert Mcfarland
Telephone	02838 394 090
Email	robert@energycontrolireland.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	STRO006945
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	27 August 2015
Date of certificate	31 August 2015
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 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.