

Energy performance certificate (EPC)

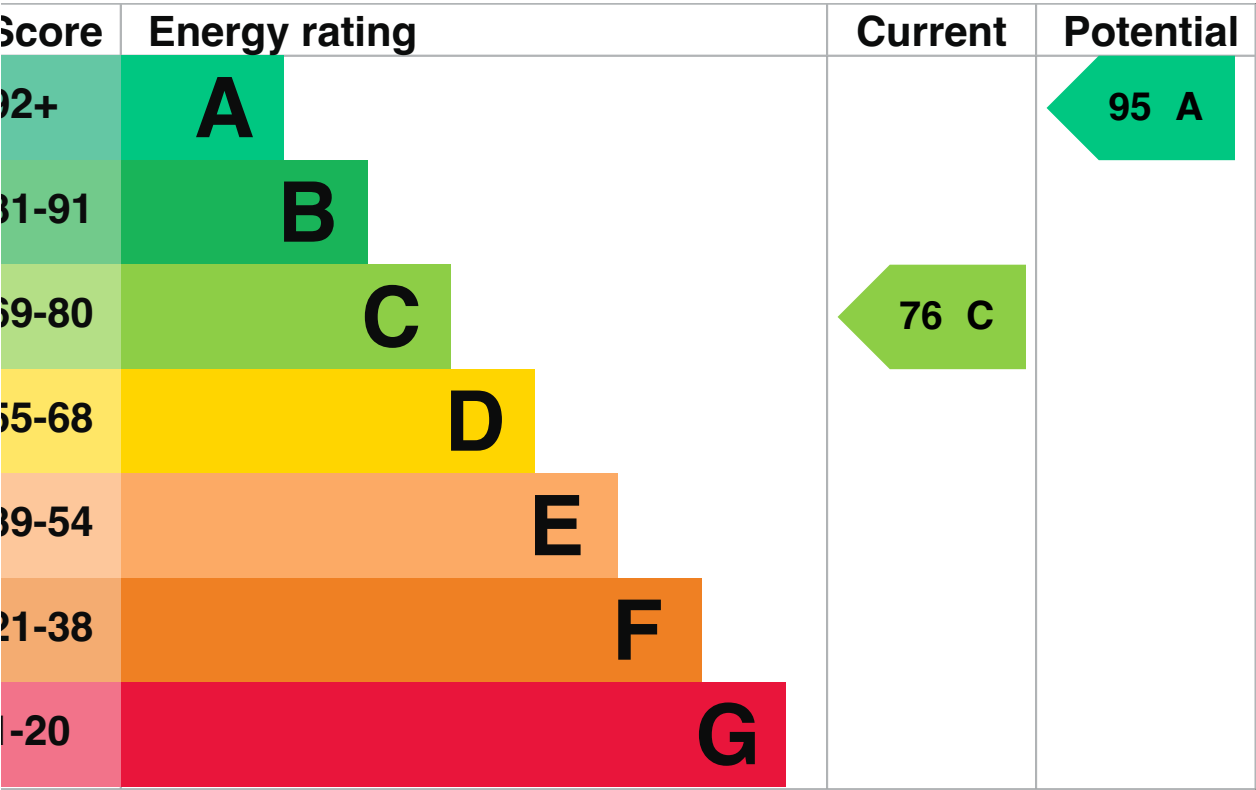
3 Lotus Green BANBRIDGE BT32 3ZA	Energy rating <div>C</div>	Valid until:	24 November 2035
		Certificate number:	7535-3929-0509-0135-6226

Property type	Mid-terrace house
Total floor area	96 square metres

Energy rating and score

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

[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, 270 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

main heating control	Time and temperature zone control	Very good
hot water	From main system	Good
lighting	Below average lighting efficiency	Poor
floor	Solid, insulated (assumed)	N/A
air tightness	(not tested)	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 132 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

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 \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£980 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 £57 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.

Heating this property

Estimated energy needed in this property is:

- 6,434 kWh per year for heating
- 2,555 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

An average household produces	6 tonnes of CO ₂
This property produces	2.2 tonnes of CO ₂
This property's potential production	1.7 tonnes of CO ₂

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 £510 - £550

Typical yearly saving £50

Potential rating after completing step **78 C**

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £210

Potential rating after completing steps 1 and 2 **82 B**

Step 3: Wind turbine

Typical installation cost £5,000 - £20,000

Typical yearly saving £710

Potential rating after completing steps 1 to 3 **95 A**

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

Nigel Cairns

Telephone

07887 541427

Emailnigel@cairnsconsultingni.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/020354

Telephone

01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

25 November 2025

Date of certificate

25 November 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 ecdg.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.



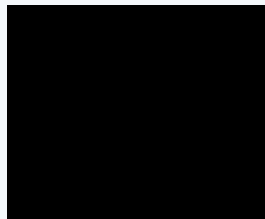
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