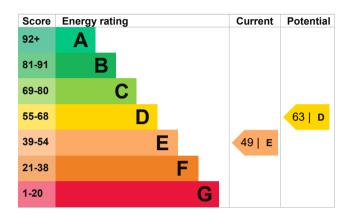
Energy performance certificate (EPC)		
149b Moira Road LISBURN BT28 1RW	Energy rating	Valid until: 16 February 2033 Certificate number: 9338-3024-1202-4457-1204
Property type	End-terrace house	
Total floor area		87 square metres

## Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
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, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
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 280 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		This property produces	6.2 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be E.		This property's potential production	4.6 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.6 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.			
An average household produces	6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (49) to D (63).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£64
2. Increase hot water cylinder insulation	£15 - £30	£37
3. Hot water cylinder thermostat	£200 - £400	£34
4. Heating controls (room thermostat and TRVs)	£350 - £450	£281
5. Condensing boiler	£2,200 - £3,000	£113
6. Floor insulation (solid floor)	£4,000 - £6,000	£92
7. Solar water heating	£4,000 - £6,000	£87
8. Solar photovoltaic panels	£3,500 - £5,500	£629

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2119
Potential saving if you complete every step in order	£529

The estimated cost shows how much the average household would spend in this property

for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name
Telephone
Email

John Mullan 07876702698 johnnymullan@hotmail.co.uk

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### **Assessment details**

Assessor's declaration Date of assessment Date of certificate Type of assessment Elmhurst Energy Systems Ltd EES/020520 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 17 February 2023 17 February 2023 RdSAP