Energy performance certificate (EPC)

92, Tirowen Drive LISBURN BT28 1RY Energy rating

Valid until: 4 December 2024

Certificate number: 9263-2994-0120-9404-0251

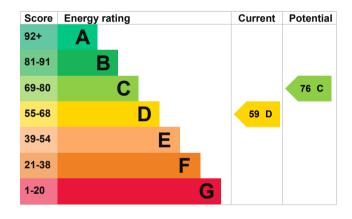
Property type Mid-terrace house

Total floor area 80 square metres

Energy rating and score

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

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



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	Timber frame, as built, partial insulation (assumed)	Average
Roof	Pitched, 50 mm loft insulation	Poor
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 11% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 251 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,087 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 £454 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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 current environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	4.8 tonnes of CO2	
This property's potential production	2.8 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

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£95
2. Increase hot water cylinder insulation	£15 - £30	£28
3. Low energy lighting	£40	£33
4. Hot water cylinder thermostat	£200 - £400	£43
5. Heating controls (room thermostat and TRVs)	£350 - £450	£129
6. Floor insulation	£800 - £1,200	£51
7. Condensing boiler	£2,200 - £3,000	£74
8. Solar water heating	£4,000 - £6,000	£60
9. Solar photovoltaic panels	£9,000 - £14,000	£233

Help 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.

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 Frances Morton Telephone 02890 800008

Email <u>fran@mcmillanblair.co.uk</u>

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/009534
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

About this assessment

Assessor's declaration No related party
Date of assessment 4 December 2014
Date of certificate 5 December 2014

Type of assessment RdSAP