

Energy performance certificate (EPC) recommendation report

4 Sans Souci Gardens
LISBURN
BT28 3AF

Report number
2870-8970-8918-3907-1735

Valid until
13 September 2033

Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Improve insulation on HWS storage.	Low

Property and report details

Report issued on	14 September 2023
Total useful floor area	905 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

Assessor's details

Assessor's name	Declan Heggarty
Telephone	07595362912
Email	declan@nienergyrating.com
Employer's name	Northern Ireland Energy Rating
Employer's address	41 North Street, Ballycastle, County Antrim BT54 6BP
Assessor ID	EES/024866
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd