Energy performance certificate (EPC)

18 Oakridge Park LISBURN BT27 4LZ Energy rating

Valid until: 9 September 2034

Certificate number:

9506-3041-1201-4474-7204

Property type

Semi-detached house

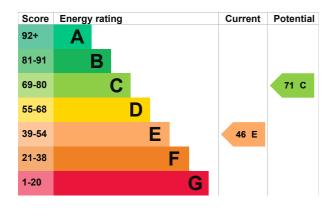
Total floor area

74 square metres

Energy rating and score

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

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, filled cavity	Average	
Roof	Roof room(s), ceiling insulated	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 67% of fixed outlets	Good	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

Primary energy use

The primary energy use for this property per year is 302 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,476 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 £662 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 E. It has the potential to be D.

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	5.8 tonnes of CO2
This property's potential production	3.1 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£28
2. Hot water cylinder thermostat	£200 - £400	£29
3. Heating controls (room thermostat and TRVs)	£350 - £450	£208
4. Room-in-roof insulation	£1,500 - £2,700	£371
5. Heat recovery system for mixer showers	£585 - £725	£25
6. Floor insulation (solid floor)	£4,000 - £6,000	£55
7. Solar water heating	£4,000 - £6,000	£61
8. Solar photovoltaic panels	£3,500 - £5,500	£491

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	John Mullan
Telephone	07876702698
Email	johnnymullan@hotmail.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	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/020520	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	10 September 2024	
Date of certificate	10 September 2024	
Type of assessment	RdSAP	