

Energy performance certificate (EPC) recommendation report

92e Warren Gardens LISBURN BT28 1HW	Report number 6119-7939-1927-4317-6396
	Valid until 13 September 2033

Energy rating and EPC

This property’s current energy rating is D.

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.	High
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.	Low

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low
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
Consider installing an air source heat pump.	High

## Property and report details

Report issued on	14 September 2023
Total useful floor area	95 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	IES Ltd, Virtual Environment, v6.4.0, SBEM, v4.1.h.0

## Assessor's details

Assessor's name	Eamon Lynch
Telephone	02838 394090
Email	<a href="mailto:info@360-energy.co.uk">info@360-energy.co.uk</a>
Employer's name	360 Energy
Employer's address	22b High Street, Portadown, Craigavon, BT62 1HZ
Assessor ID	EES/023963
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd