# **Energy performance certificate (EPC)**

12 Warren Park Drive LISBURN BT28 1HF Energy rating

Valid until: 30 June 2034

Certificate number:

0494-3039-3203-8354-5204

Property type

Mid-terrace bungalow

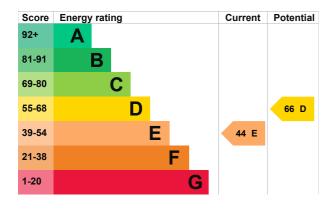
Total floor area

61 square metres

# **Energy rating and score**

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

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   |
| Wall                 | Cavity wall, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, 200 mm loft insulation            | Good      |
| Window               | Partial double glazing                     | Poor      |
| Main heating         | Boiler and radiators, oil                  | Poor      |
| Main heating control | Programmer, TRVs and bypass                | Average   |
| Hot water            | From main system, no cylinder thermostat   | Very poor |
| Lighting             | Low energy lighting in all fixed outlets   | Very good |
| Floor                | Suspended, no insulation (assumed)         | N/A       |
| 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 345 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,389 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 £520 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 F. 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               | 5.5 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property's potential production | 3.4 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<br>cost | Typical yearly saving |
|---|------------------------------|-----------------------|
| 1. Increase hot water cylinder insulation                         | £15 - £30                    | £42                   |
| 2. Hot water cylinder thermostat                                  | £200 - £400                  | £44                   |
| 3. Heating controls (room thermostat)                             | £350 - £450                  | £101                  |
| 4. Floor insulation (suspended floor)                             | £800 - £1,200                | £70                   |
| 5. High performance external doors                                | £1,000                       | £24                   |
| 6. Condensing boiler  | £2,200 - £3,000              | £238                  |
| 7. Floor insulation (solid floor)                                 | £4,000 - £6,000              | £29                   |
| 8. Solar water heating  | £4,000 - £6,000              | £63                   |
| 9. Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500              | £54                   |
| 10. Solar photovoltaic panels                                     | £3,500 - £5,500              | £489                  |

#### 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.

| Elmhurst Energy Systems Ltd    |  |
|--------------------------------|--|
| EES/020520                     |  |
| 01455 883 250                  |  |
| enquiries@elmhurstenergy.co.uk |  |
|                                |  |
| No related party               |  |
| 1 July 2024                    |  |
| 1 July 2024                    |  |
| RdSAP                          |  |
|                                |  |