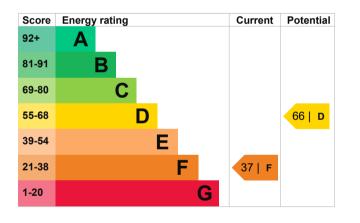
Energy performance certificate (EPC)				
19, Cromwells Highway LISBURN BT27 5DH	Energy rating	Valid until: 24 June 2030 Certificate number: 0370-2907-0363-2620-6261		
Property type	Mid-terrace house			
Total floor area	61 square metres			

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
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 390 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		6.0 tonnes of CO2	
This property's current environmental impact rating is F. It has the potential to be D.		3.1 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.9 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.			
6 tonnes of CO2	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.		
	ental impact be D. om A to G tide (CO2) they uce less CO2	ental impact be D.This property's potential productionom A to G tide (CO2) theyBy making the recommend could reduce this property's 2.9 tonnes per year. This w environment.uce less CO2Environmental impact rating assumptions about average energy use. They may not	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (37) to D (66).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£57
2. Cavity wall insulation	£500 - £1,500	£112
3. Increase hot water cylinder insulation	£15 - £30	£19
4. Heating controls (programmer, thermostat, TRVs)	£350 - £450	£131
5. High performance external doors	£1,000	£19
6. Condensing boiler	£2,200 - £3,000	£139
7. Solar water heating	£4,000 - £6,000	£43
8. Solar photovoltaic panels	£3,500 - £5,500	£313

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1074
Potential saving	£477

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property. The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Telephone	07925226876
Email	ronnie@eassni.com
Accreditation scheme contact details	<u></u>

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ECMK

ECMK302219 0333 123 1418 info@ecmk.co.uk

No related party 23 June 2020 25 June 2020 RdSAP