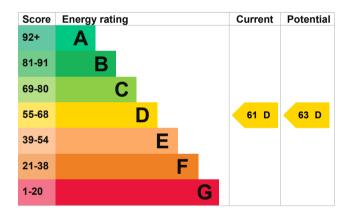
Energy performance certificate (EPC)			
26, Monaville Avenue LISBURN BT28 2DF	Energy rating	Valid until: 30 July 2028	
		Certificate number: 7599-9040-0283-7708-2920	
Property type	Detached bungalow		
Total floor area	91 square metres		

Energy rating and score

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

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



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	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
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 274 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	4.2 tonnes of CO2
This property's current env rating is D. It has the poter		You could improve this prop	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		emissions by making the suggested changes. This will help to protect the environment.	
An average household produces	6 tonnes of CO2	Environmental impact rating assumptions about average energy use. They may not consumed by the people liv	e occupancy and reflect how energy is
This property produces	4.4 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Heating controls (room thermostat)	£350 - £450	£37
2. Floor insulation (solid floor)	£4,000 - £6,000	£100

Step	Typical installation cost	Typical yearly saving
3. Solar water heating	£4,000 - £6,000	£34
4. Solar photovoltaic panels	£5,000 - £8,000	£283

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.

Estimated energy use and potential savings	d	for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.
Based on average energy costs wh was created:	en this EPC	Heating use in this property
Estimated yearly energy cost for this property	£1009	Heating a property usually makes up the majority of energy costs.
Potential saving if you complete every step in order	£37	Potential energy savings by installing insulation The assessor did not find any opportunities to
The estimated cost shows how much the average household would spend in this property		save energy by installing insulation in this property.

```
https://find-energy-certificate.service.gov.uk/energy-certificate/7599-9040-0283-7708-2920?print=true
```

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

Assessor's name	Daniel Brennan
Telephone	02892 679350
Email	info@energymatte

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

ersniltd.co.uk

Elmhurst Energy Systems Ltd EES/004913 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 31 July 2018 31 July 2018 RdSAP