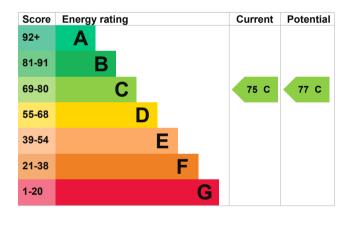
Energy performance certificate (EPC)				
21d Edenvale Gardens LISBURN BT28 2UT	Energy rating	Valid until: 24 June 2033		
D120201		Certificate number: 6437-5926-5200-0484-7226		
Property type	Top-floor flat			
Total floor area		57 square metres		

# **Energy rating and score**

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

<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, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 180 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£982 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 £76 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Environmental impa property	act of this	This property produces	1.8 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be C.		This property's potential production	1.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based or	
An average household 6 tonnes of CO2 produces		average occupancy and energy use. People living at the property may use different amounts of energy.	

# Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£76

## 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
Telephone
Email

John Mullan 07876702698 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 Assessor's ID Telephone Email Elmhurst Energy Systems Ltd EES/020520 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

## About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 24 June 2023 25 June 2023 RdSAP