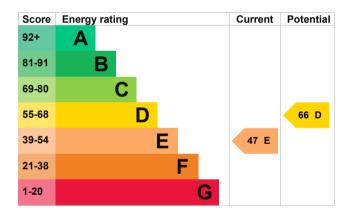
Energy performance certificate (EPC)				
14, Nevins Row LISBURN BT27 5TF	Energy rating	Valid until: 18 April 2028 Certificate number: 0970-2901-0643-9198-9441		
Property type	Mid-terrace house			
Total floor area	77 square metres			

Energy rating and score

This property's current energy rating is E. 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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 295 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£822 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 £273 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

production

This property's potential

You could improve this property's CO2

This will help to protect the environment.

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.

emissions by making the suggested changes.

4.1 tonnes of CO2

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household	6 tonnes of CO2
produces	

This property produces 6.2 tonnes of CO2

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£23
2. Draught proofing	£80 - £120	£13
3. Low energy lighting	£20	£26
4. Heating controls (room thermostat and TRVs)	£350 - £450	£64
5. Condensing boiler	£2,200 - £3,000	£147
6. Solar water heating	£4,000 - £6,000	£73
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£47
8. Solar photovoltaic panels	£5,000 - £8,000	£276

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	9
Telephone	
Email	

Ross Lindsay 07935489951 ross@emberenergyni.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	ECMK
Assessor's ID	ECMK302153
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 19 April 2018 19 April 2018 RdSAP