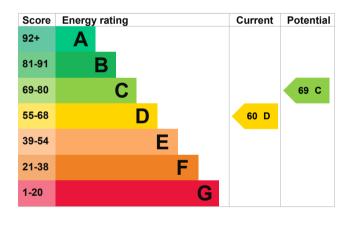
Energy performance certificate (EPC)					
15, Ashlea Place LISBURN BT28 1HY	Energy rating	Valid until: 29 June 2025			
Property type	Semi-detached house				
Total floor area	79 square metres				

## **Energy rating and score**

This property's current energy rating is D. 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	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 67% of fixed outlets	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 228 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£929 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 £202 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Environmental impact of this property This property's current environmental impact rating is E. It has the potential to be D.		This property produces This property's potential production	4.5 tonnes of CO2 3.5 tonnes of CO2	
				Properties get a rating from on how much carbon dioxide produce each year. CO2 ha
Carbon emissions		These ratings are based or		
An average household produces	6 tonnes of CO2	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. Low energy lighting	£20	£13
2. Hot water cylinder thermostat	£200 - £400	£25
3. Heating controls (room thermostat)	£350 - £450	£50
4. Condensing boiler	£2,200 - £3,000	£62
5. Replacement glazing units	£1,000 - £1,400	£52
6. Floor insulation (solid floor)	£4,000 - £6,000	£63
7. Solar water heating	£4,000 - £6,000	£60
8. Solar photovoltaic panels	£5,000 - £8,000	£253

## 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

Julian Crothers 07711 846 661 juliancrothers@btinternet.com

#### 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/016193 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 26 June 2015 30 June 2015 RdSAP