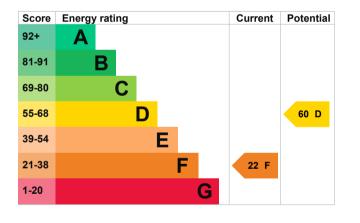
Energy performance certificate (EPC)				
40 Rosslyn Park LISBURN BT28 1UH	Energy rating	Valid until: 20 June 2033		
Property type	Semi-detached house			
Total floor area		106 square metres		

Energy rating and score

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> <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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 431 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- System build present

How this affects your energy bills

An average household would need to spend £3,829 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 £2,001 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 impact of the property	nis	This property produces	12.0 tonnes of CO2
This property's current environmental impact rating is G. 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.		This property's potential production	5.6 tonnes of CO2
		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 tor produces	nnes 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. Cavity wall insulation	£500 - £1,500	£265
2. Hot water cylinder thermostat	£200 - £400	£282
3. Heating controls (TRVs)	£350 - £450	£114
4. Flat roof or sloping ceiling insulation	£850 - £1,500	£63
5. Room-in-roof insulation	£1,500 - £2,700	£617
6. Floor insulation (suspended floor)	£800 - £1,200	£134
7. Condensing boiler	£2,200 - £3,000	£524
8. Solar water heating	£4,000 - £6,000	£89
9. Solar photovoltaic panels	£3,500 - £5,500	£629

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 21 June 2023 21 June 2023 RdSAP