

Energy performance certificate (EPC)

54 Hertford Crescent LISBURN BT28 1SQ	Energy rating <h1 style="font-size: 2em; margin: 0;">F</h1>	Valid until: 4 April 2033 <hr/> Certificate number: 2121-1768-7711-1233-1815
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Property type Mid-terrace house

Total floor area 82 square metres

Energy efficiency rating for this property

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

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	32 F	
1-20	G		

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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 385 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain
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Environmental impact of this property

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

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 produces 6 tonnes of CO₂

This property produces 8.3 tonnes of CO₂

This property's potential production 4.3 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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.

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£152
2. Increase hot water cylinder insulation	£15 - £30	£51
3. Low energy lighting	£25	£55
4. Hot water cylinder thermostat	£200 - £400	£51
5. Heating controls (room thermostat and TRVs)	£350 - £450	£383
6. Floor insulation (suspended floor)	£800 - £1,200	£172
7. Condensing boiler	£2,200 - £3,000	£380
8. Solar water heating	£4,000 - £6,000	£88
9. Solar photovoltaic panels	£3,500 - £5,500	£629

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2678
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Potential saving if you complete every step in order	£1245
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The estimated cost shows how much the average household would spend in this property

for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Ronnie Watson
Telephone	07925226876
Email	ronnie@eassni.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK302219
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	4 April 2023
Date of certificate	5 April 2023
Type of assessment	RdSAP