Energy performance certificate (EPC)

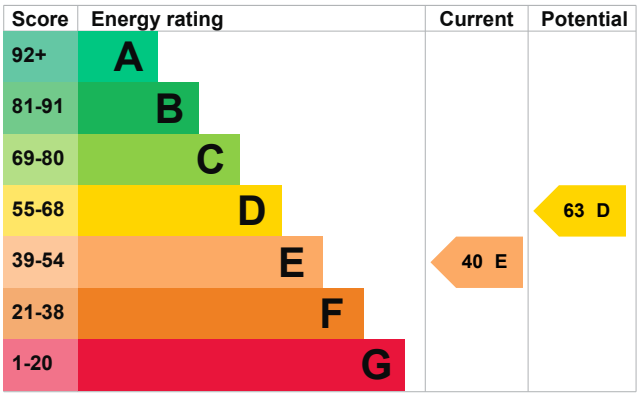
1 Aberdelghy Park LISBURN BT27 4QF	Energy rating **E**	Valid until: **30 May 2033** Certificate number: **2443-3931-1107-7715-1926**

Property type	Detached bungalow
Total floor area	96 square metres

Energy rating and score

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

See how to improve this property's energy efficiency.



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, 200 mm loft insulation	Good
Window	Fully double glazed	Average
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 11% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 310 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£2,527 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 £975 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 heating, hot water and lighting.

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.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	7.7 tonnes of CO2
This property's potential production	4.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about 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. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£303
2. Low energy lighting	£40	£114
3. Hot water cylinder thermostat	£200 - £400	£40
4. Heating controls (room thermostat and TRVs)	£350 - £450	£307
5. Floor insulation (suspended floor)	£800 - £1,200	£211
6. Solar water heating	£4,000 - £6,000	£106
7. Solar photovoltaic panels	£3,500 - £5,500	£631

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). 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	Ronnie Watson
Telephone	07925226876
Email	ronnie@eassni.com

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	ECMK302219
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 May 2023
Date of certificate	31 May 2023
Type of assessment	RdSAP