Energy performance certificate (EPC)

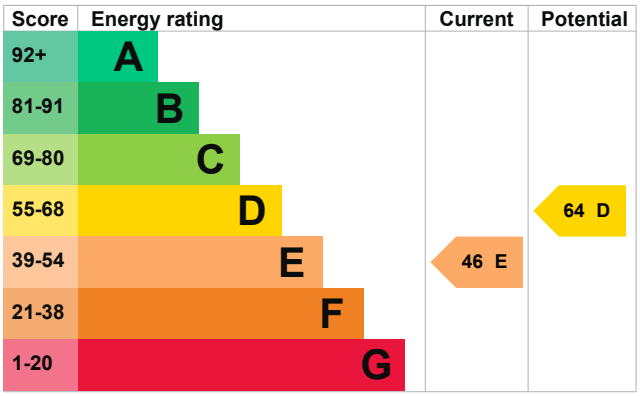
6 The Grove LISBURN BT27 5LU	Energy rating **E**	Valid until: **23 May 2033** Certificate number: **2231-1181-1126-1327-7161**

Property type	Detached bungalow
Total floor area	104 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	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
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, plus solar, no cylinder thermostat	Average
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating

Primary energy use

The primary energy use for this property per year is 276 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

This property's current environmental impact rating is E. 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	7.3 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.

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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£95
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£21
3. Low energy lighting	£20	£60
4. Hot water cylinder thermostat	£200 - £400	£67
5. Heating controls (room thermostat and TRVs)	£350 - £450	£353
6. Floor insulation (suspended floor)	£800 - £1,200	£145
7. Condensing boiler	£2,200 - £3,000	£79
8. 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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£2474
Potential saving if you complete every step in order	£821

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	23 May 2023
Date of certificate	24 May 2023
Type of assessment	RdSAP