Energy performance certificate (EPC)

41 EGLANTINE ROAD LISBURN BT27 5RQ Energy rating

Valid until: 14 April 2031

Certificate number: 2961-1712-1313-4538-0381

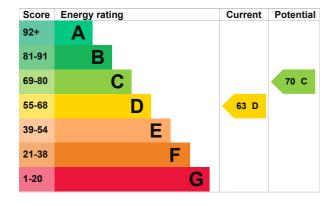
Property type Detached house

Total floor area 174 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> 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, as built, insulated (assumed)	Good	
Roof	Pitched, 100 mm loft insulation	Average	
Window	Fully double glazed	Average	
Main heating	Boiler and radiators, oil	Average	
Main heating control	Time and temperature zone control	Very good	
Hot water	From main system	Average	
Lighting	Low energy lighting in 29% of fixed outlets	Average	
Floor	Solid, insulated (assumed)	N/A	
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A	

Primary energy use

The primary energy use for this property per year is 164 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,243 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 £240 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's current environmental impact rating is D. 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.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	7.2 tonnes of CO2
This property's potential production	5.9 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. Increase loft insulation to 270 mm	£100 - £350	£52
2. Low energy lighting	£50	£68
3. Condensing boiler	£2,200 - £3,000	£120
4. Solar water heating	£4,000 - £6,000	£45
5. Solar photovoltaic panels	£3,500 - £5,500	£324

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	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	
Data of accomment	14 April 2021	

About this assessment		
Assessor's declaration	No related party	
Date of assessment	14 April 2021	
Date of certificate	15 April 2021	
Type of assessment	RdSAP	