

Energy performance certificate (EPC)

2, Ballinderry Road LISBURN BT28 1UE	Energy rating	Valid until: 25 March 2029
	F	Certificate number: 2469-0015-0227-7701-3994

Property type	Semi-detached house
Total floor area	102 square metres

Energy rating and score

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

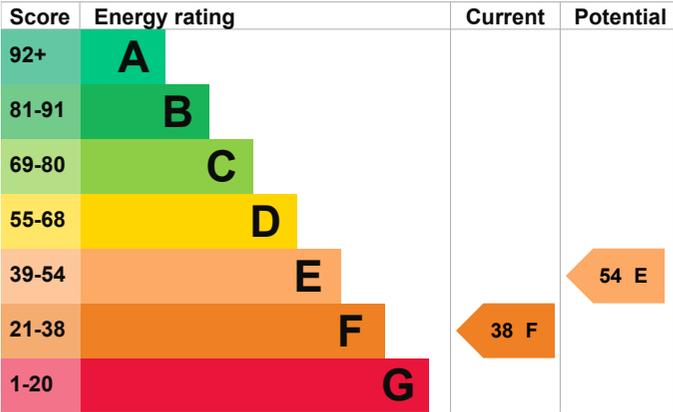
[See how to improve this property's energy efficiency.](#)

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, insulated (assumed)	Average
Window	Single glazed	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
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 320 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,267 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 £350 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 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.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **8.5 tonnes of CO₂**

This property's potential production **6.3 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£44
2. Increase hot water cylinder insulation	£15 - £30	£34
3. Low energy lighting	£80	£61
4. Hot water cylinder thermostat	£200 - £400	£20
5. Heating controls (room thermostat)	£350 - £450	£69
6. Floor insulation (suspended floor)	£800 - £1,200	£47
7. Condensing boiler	£2,200 - £3,000	£74
8. Solar water heating	£4,000 - £6,000	£40
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£71
10. Internal or external wall insulation	£4,000 - £14,000	£244
11. Solar photovoltaic panels	£5,000 - £8,000	£290

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	Dermot McGladery
Telephone	07703 495777
Email	dermotmcgladery@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005938
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	26 March 2019
Date of certificate	26 March 2019
Type of assessment	RdSAP