

Energy performance certificate (EPC)

247, Moira Road
LISBURN
BT28 2TU

Energy rating

F

Valid until

26 February 2026

Certificate number

2039-3015-0232-6996-7980

Property type

Detached house

Total floor area

265 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		59 D
39-54	E		
21-38	F	34 F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Roof room(s), limited insulation (assumed)	Average
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, wood pellets	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 41% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	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:

- Biomass main heating

Primary energy use

The primary energy use for this property per year is 337 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

7.5 tonnes of CO₂

This property's potential production

4.3 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.2 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (34) to D (59).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£256

Potential rating after carrying out recommendation 1

37 | F

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£100

Typical yearly saving

£44

Potential rating after carrying out recommendations 1 and 2

38 | F

Recommendation 3: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£195

Potential rating after carrying out recommendations 1 to 3

41 | E

Recommendation 4: Room-in-roof insulation

Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£616

Potential rating after carrying out recommendations 1 to 4

51 | E

Recommendation 5: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£224

Potential rating after carrying out recommendations 1 to 5

55 | D

Recommendation 6: High performance external doors

High performance external doors

Typical installation cost

£2,000

Typical yearly saving

Potential rating after carrying out recommendations 1 to 6

56 | D

Recommendation 7: Replacement glazing units

Replacement glazing units

Typical installation cost

£1,000 - £1,400

Typical yearly saving

£186

Potential rating after carrying out recommendations 1 to 7

59 | D

Recommendation 8: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£92

Potential rating after carrying out recommendations 1 to 8

61 | D

Recommendation 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£262

Potential rating after carrying out recommendations 1 to 9

65 | D

Recommendation 10: Wind turbine

Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£548

Potential rating after carrying out recommendations 1 to 10

74 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£3872

Potential saving

£1575

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

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

Nigel Cairns

Telephone

07887 541427

Email

nigel@cairnsconsultingni.com

Accreditation scheme contact details

Accreditation scheme

NHER

Assessor ID

NHER004194

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

27 February 2016

Date of certificate

27 February 2016

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.