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# Energy performance certificate (EPC)

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## Share this certificate

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72 Edgewater  
LISBURN  
BT27 5PZ

Energy rating  
**D**

Valid until  
11 October 2031

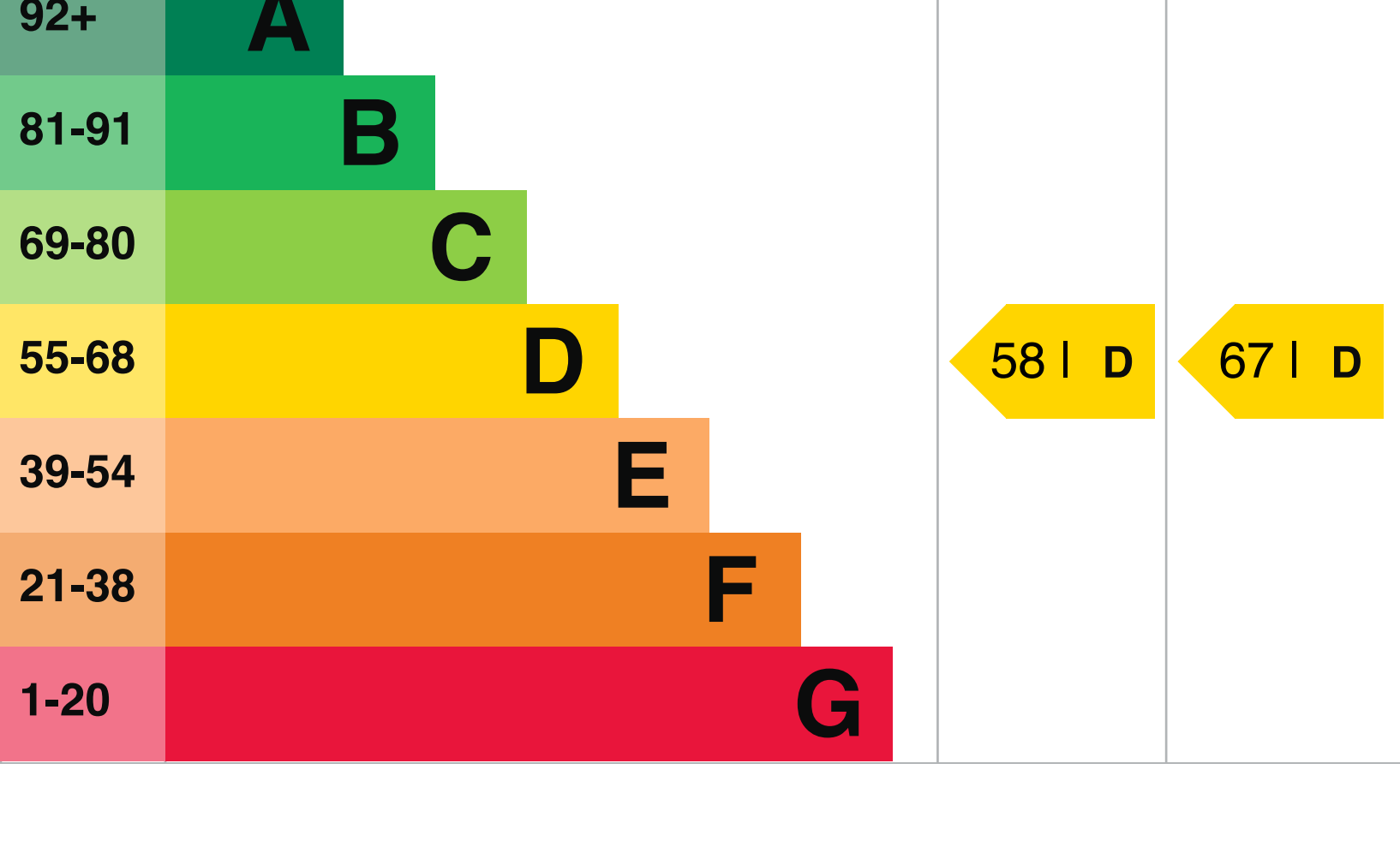
Certificate number  
9325-3910-1200-0319-3204

Property type	Semi-detached house
Total floor area	75 square metres

## Energy efficiency rating for this property

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

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



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, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m2).

[What is primary energy use?](#)

## 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	4.3 tonnes of CO2
This property's potential production	3.4 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.9 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 D (58) to D (67).

[What is an energy rating?](#)

Potential energy rating  
**D**

### Recommendation 1: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£22
Potential rating after carrying out recommendation 1	60   D

### Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost	£45
Typical yearly saving	£54
Potential rating after carrying out recommendations 1 and 2	61   D

### Recommendation 3: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£38
Potential rating after carrying out recommendations 1 to 3	63   D

### Recommendation 4: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
Typical yearly saving	£47
Potential rating after carrying out recommendations 1 to 4	66   D

### Recommendation 5: Heat recovery system for mixer showers

Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£15
Potential rating after carrying out recommendations 1 to 5	67   D

### Recommendation 6: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£39
Potential rating after carrying out recommendations 1 to 6	70   C

### Recommendation 7: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£327
Potential rating after carrying out recommendations 1 to 7	81   B

## Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£809
Potential saving	£177

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	Andrew McCallin
Telephone	02890 430911
Email	<a href="mailto:andrew.mccallin@aol.co.uk">andrew.mccallin@aol.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/005216
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	12 October 2021
Date of certificate	12 October 2021
Type of assessment	<a href="#">RdSAP</a>

## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.