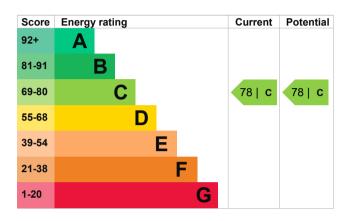
| Energy performance certificate (EPC)        |                   |  |  |
|---|-------------------|--|--|
| 12 Holstein Crescent<br>LISBURN<br>BT28 2RS | Energy rating     | Valid until: 23 January 2033<br>Certificate number: 4300-7442-0922-3223-3973 |  |
| Property type                               | Mid-terrace house |  |  |
| Total floor area                            |                   | 176 square metres  |  |

# Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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, insulated (assumed)                | Good      |
| Window               | Fully double glazed                         | Good      |
| Main heating         | Boiler and radiators, mains gas             | Good      |
| Main heating control | Time and temperature zone control           | Very good |
| Hot water            | From main system                            | Good      |
| Lighting             | Low energy lighting in 86% of fixed outlets | Very good |
| Floor                | Solid, insulated (assumed)                  | N/A       |
| Floor                | To external air, insulated (assumed)        | N/A       |
| Secondary heating    | Room heaters, mains gas                     | N/A       |

### Primary energy use

The primary energy use for this property per year is 137 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property  |                 | This property produces   | 4.3 tonnes of CO2 |
|--|-----------------|--|-------------------|
| This property's current environmental impact rating is C. It has the potential to be C.                |                 | This property's potential production   | 4.3 tonnes of CO2 |
| Properties are rated in a scale from A to G based<br>on how much carbon dioxide (CO2) they<br>produce. |                 | By making the <u>recommended changes</u> , you<br>could reduce this property's CO2 emissions by<br>0.0 tonnes per year. This will help to protect the<br>environment.                    |                   |
| Properties with an A rating produce less CO2 than G rated properties.                                  |                 |  |                   |
| An average household<br>produces   | 6 tonnes of CO2 | Environmental impact ratings are based on<br>assumptions about average occupancy and<br>energy use. They may not reflect how energy is<br>consumed by the people living at the property. |                   |

# Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (78) to C (78).

| Step                         | Typical installation cost | Typical yearly saving |
|------------------------------|---------------------------|-----------------------|
| 1. Solar water heating       | £4,000 - £6,000           | £41                   |
| 2. Solar photovoltaic panels | £3,500 - £5,500           | £385                  |

### Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. 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<br>cost for this property          | £1041 |
|--|-------|
| Potential saving if you<br>complete every step in<br>order | £0    |

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                      | John Mullan                        |
|--------------------------------------|------------------------------------|
| Telephone                            | 07876702698                        |
| Email                                | j <u>ohnnymullan@hotmail.co.uk</u> |
| Accreditation scheme contact details |                                    |
| Accreditation scheme                 | Elmhurst Energy Systems Ltd        |
| Assessor ID                          | EES/020520                         |
| Telephone                            | 01455 883 250                      |
| Email                                | enquiries@elmhurstenergy.co.uk     |
| Assessment details                   |                                    |

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 24 January 2023 24 January 2023 RdSAP