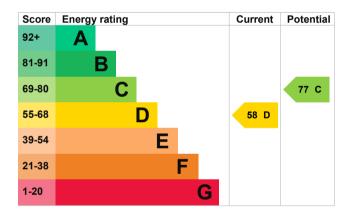
Energy performance certificate (EPC)					
18, Ashlea Place LISBURN BT28 1HY	Energy rating	Valid until: 8 June 2024			
		Certificate number: 0249-7025-0276-6694-2914			
Property type		Mid-terrace house			
Total floor area		77 square metres			

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> <u>efficiency</u>.



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, no insulation (assumed)	Poor
Roof	Pitched, 300+ mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Solid, no insulation (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 269 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,107 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 £491 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces

5.0 tonnes of CO2

Impact on the environment

This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.8 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions			environment.
An average household produces	6 tonnes of CO2	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. Cavity wall insulation	£500 - £1,500	£219.68
2. Floor insulation	£800 - £1,200	£69.33
3. Low energy lighting	£25	£22.84
4. Hot water cylinder thermostat	£200 - £400	£47.53
5. Heating controls (room thermostat)	£350 - £450	£49.64
6. Condensing boiler	£2,200 - £3,000	£50.38
7. Solar water heating	£4,000 - £6,000	£56.15
8. Heat recovery system for mixer showers	£585 - £725	£32.11
9. Solar photovoltaic panels	£9,000 - £14,000	£226.25

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
Telephone
Email

Padraig Daly 0288060819 padraig@cplservices.co.uk

Contacting the accreditation scheme

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

Accreditation scheme Assessor's ID Telephone Email Stroma Certification Ltd STRO012160 0330 124 9660 certification@stroma.com

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 4 June 2014 9 June 2014 RdSAP