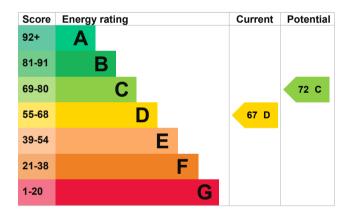
Energy performance certificate (EPC)					
34 Ballymacash Park LISBURN BT28 3EX	Energy rating	Valid until: 28 May 2033 Certificate number: 2315-1614-1815-6140-1611			
Property type	End-terrace house				
Total floor area		85 square metres			

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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
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 226 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend £1,852 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 £315 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Environmental impact of this property		3.3 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		2.8 tonnes of CO2
e (CO2) they	You could improve this properties of the second sec	uggested changes.
	These ratings are based or	•
6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.	
	ronmental impact ial to be C. A (best) to G (worst) e (CO2) they rms the environment.	ronmental impact ial to be C.This property's potential productionA (best) to G (worst) e (CO2) they rms the environment.You could improve this prop emissions by making the su This will help to protect the These ratings are based or average occupancy and en living at the property may u

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£62
2. Low energy lighting	£45	£112
3. Floor insulation (suspended floor)	£800 - £1,200	£142
4. Solar water heating	£4,000 - £6,000	£74
5. Solar photovoltaic panels	£3,500 - £5,500	£629

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

Ronnie Watson 07925226876 ronnie@eassni.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK302219
Telephone	0333 123 1418
Email	<u>info@ecmk.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 25 May 2023 29 May 2023 RdSAP