Energy performance certificate (EPC)

4 Moorland Park LISBURN BT28 2XT Energy rating

Valid until: 27 May 2032

Certificate number:

0360-2173-4150-2722-5655

Property type

Total floor area

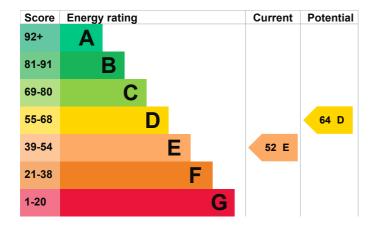
Semi-detached house

100 square metres

Energy rating and score

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

See how to improve this property's energy efficiency.



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, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, 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 255 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,052 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 £253 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces	6.5 tonnes of CO2
This property's potential production	4.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£34
2. Hot water cylinder thermostat	£200 - £400	£56
3. Heating controls (TRVs)	£350 - £450	£42
4. Floor insulation (suspended floor)	£800 - £1,200	£57
5. Heat recovery system for mixer showers	£585 - £725	£18
6. Condensing boiler	£2,200 - £3,000	£44
7. Solar water heating	£4,000 - £6,000	£32
8. Solar photovoltaic panels	£3,500 - £5,500	£332

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	John Mullan
Telephone	07876702698
Email	johnnymullan@hotmail.co.uk

Contacting the accreditation scheme

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

EES/020520
01455 883 250
enquiries@elmhurstenergy.co.uk
No related party
27 May 2022
28 May 2022
RdSAP