Energy performance certificate (EPC)

3 Thornleigh Court LISBURN BT28 2RH Energy rating

Valid until: 16 September 2035

Certificate number: 2473-3115-1546-3092-0199

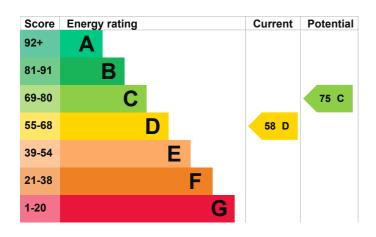
Property type Top-floor flat

Total floor area 78 square metres

Energy rating and score

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

<u>See how to improve this property's energy 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 | Timber frame, as built, insulated (assumed) | Good |
| Wall | Cavity wall, as built, partial insulation (assumed) | Average |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, insulated (assumed) | Average |
| Window | Fully double glazed | Poor |
| Main heating | Room heaters, electric | Poor |
| Main heating control | Programmer and room thermostats | Good |
| Hot water | Electric immersion, off-peak | Poor |
| Lighting | Below average lighting efficiency | Average |
| Floor | (another dwelling below) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, electric | N/A |

Primary energy use

The primary energy use for this property per year is 165 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend £2,112 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 £690 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,583 kWh per year for heating
- 2,566 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

| This property produces | 1.2 tonnes of CO2 |
|--------------------------------------|-------------------|
| This property's potential production | 1.1 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Cavity wall insulation | £900 - £1,500 | £67 |
| 2. Increase hot water cylinder insulation | £20 - £40 | £56 |
| 3. High heat retention storage heaters | £1,200 - £2,400 | £499 |
| 4. Heat recovery system for mixer showers | £600 - £1,500 | £67 |

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 | Ronnie Watson |
|-----------------|-------------------|
| Telephone | 07925226876 |
| Email | 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 | info@ecmk.co.uk | |
| About this assessment | | |
| About this assessment | No related party | |
| Assessor's declaration | No related party | |
| Assessor's declaration Date of assessment | 16 September 2025 | |
| Assessor's declaration | . , | |