Energy performance certificate (EPC)

36 Drumbo Road LISBURN	Energy rating	Valid until:	14 September 2033
BT27 5TX		Certificate number:	0915-0218-4407-6424-5200

Property type

Detached house

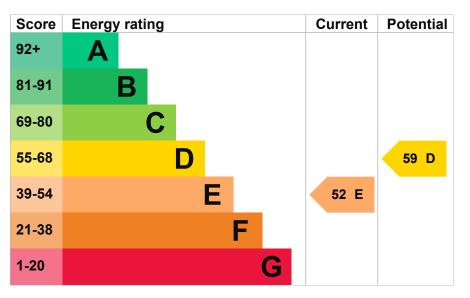
Total floor area

274 square metres

Energy rating and score

This property's current 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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Average

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Feature	Description	Rating
Roof	Pitched, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 69% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (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 198 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £4,050 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 £486 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.

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

13.9 tonnes of CO2

12.0 tonnes of CO2

This property's potential production

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.

Do I need to follow these steps in order?

Step 1: Draught proofing	
Typical installation cost	£80 - £120
Typical yearly saving	£84
Potential rating after completing step 1	
	54 E
Step 2: Floor insulation (suspended floor)	
Typical installation cost	C000 04 000
	£800 - £1,200
Typical yearly saving	£233
Potential rating after completing steps 1 and 2	
	57 D
Step 3: Replace boiler with new condensing boiler	
Typical installation cost	£2,200 - £3,000
Typical yearly saving	
	£170
Potential rating after completing steps 1 to 3	_
	59 D
Step 4: Solar water heating	
Typical installation cost	
	£4,000 - £6,000
Typical yearly saving	£74
Potential rating after completing steps 1 to 4	
	60 D

Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

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	£3,300 - £6,500
	£241
steps 1 to 5	
	63 D
panels, 2.5 kWp	
	£3,500 - £5,500
	£629
steps 1 to 6	
	67 D
steps 1 to 6 provements	67 D
	steps 1 to 5 steps 1 to 6

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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

Ciaran Stuart

Telephone

07764612066

Email

info@spsni.com

Contacting the accreditation scheme

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

Accreditation scheme Quidos Limited

Assessor's ID QUID208899

Telephone 01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

14 September 2023

Date of certificate

15 September 2023

Type of assessment

RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

<u>Help (/help)</u> <u>Accessibility (/accessibility-statement)</u> <u>Cookies (/cookies)</u> Give feedback (https://forms.office.com/e/hUnC3Xq1T4) Service performance (/service-performance)

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