

# Energy performance certificate (EPC)

367 Upper Ballynahinch Road  
LISBURN  
BT27 6XL

Energy rating

F

Valid until: 18 September 2034

Certificate number: 9712-3042-6201-5314-1204

Property type Detached house

Total floor area 103 square metres

## Energy rating and score

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

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 50 E      |
| 21-38 | F             | 32 F    |           |
| 1-20  | G             |         |           |

# 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                 | Granite or whinstone, as built, no insulation (assumed) | Poor      |
| Wall                 | Solid brick, as built, no insulation (assumed)          | Poor      |
| Roof                 | Pitched, 250 mm loft insulation                         | Good      |
| Window               | Fully double glazed                                     | Average   |
| Main heating         | Boiler and radiators, oil                               | Average   |
| Main heating control | Programmer, no room thermostat                          | Very poor |
| Hot water            | From main system, no cylinder thermostat                | Poor      |
| Lighting             | Low energy lighting in 92% of fixed outlets             | Very good |
| Floor                | Solid, no insulation (assumed)                          | N/A       |
| Secondary heating    | None                                                    | N/A       |

## Primary energy use

The primary energy use for this property per year is 349 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£2,346 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 £655 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 9.5 tonnes of CO<sub>2</sub>

This property's potential production 6.8 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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. Heating controls (room thermostat and TRVs) | £350 - £450               | £241                  |
| 2. Condensing boiler                           | £2,200 - £3,000           | £413                  |
| 3. Floor insulation (solid floor)              | £4,000 - £6,000           | £66                   |
| 4. Solar water heating                         | £4,000 - £6,000           | £69                   |
| 5. Internal or external wall insulation        | £4,000 - £14,000          | £532                  |
| 6. Solar photovoltaic panels                   | £3,500 - £5,500           | £491                  |
| 7. Wind turbine                                | £15,000 - £25,000         | £1,025                |

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](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 | John Mullan                                                                |
| Telephone       | 07876702698                                                                |
| Email           | <a href="mailto:johnnymullan@hotmail.co.uk">johnnymullan@hotmail.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/020520                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 19 September 2024     |
| Date of certificate    | 19 September 2024     |
| Type of assessment     | <a href="#">RdSAP</a> |

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