

Energy performance certificate (EPC)

14 Bridge Street
LISBURN
BT28 1XY

Energy rating

C

Valid until: 18 May 2032

Certificate number: 9610-0076-2285-8712-7214

Property type

Mid-terrace house

Total floor area

109 square metres

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Walls	Granite or whinstone, with internal insulation	Good
Walls	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Windows	Single glazed	Very poor
Main heating	Boiler and underfloor heating, mains gas	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	Low energy lighting in all fixed outlets	Very good
Floors	Solid, insulated	N/A
Floors	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 208 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

This property’s current environmental impact rating is D. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

his property produces

4.0 tonnes of CO2

**his property's potential
reduction**

3.8 tonnes of CO2

making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

Following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (70) to C (71).

Potential energy rating

C

[Do I need to follow these steps in order?](#)

Step 1: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£40

Potential rating after completing step 1

71 | C

Step 2: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after completing steps 1 and 2

72 | C

Step 3: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£87

Potential rating after completing steps 1 to 3

76 | C

Step 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£332

Potential rating after completing steps 1 to 4

84 | B

Looking for energy improvements

Read [energy grants and ways to save energy in your home](https://www.gov.uk/improve-energy-efficiency). (<https://www.gov.uk/improve-energy-efficiency>)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£851

Potential saving

£40

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

If your EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Jim Rennicks
Telephone	07811349012
mail	jimren_2004@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO010754
Telephone	0330 124 9660
mail	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	19 May 2022
Date of certificate	19 May 2022

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 ihc.digital-services@levellingup.gov.uk or call our helpdesk on [020 3829 0748](tel:02038290748).

There are no related certificates for this property.