

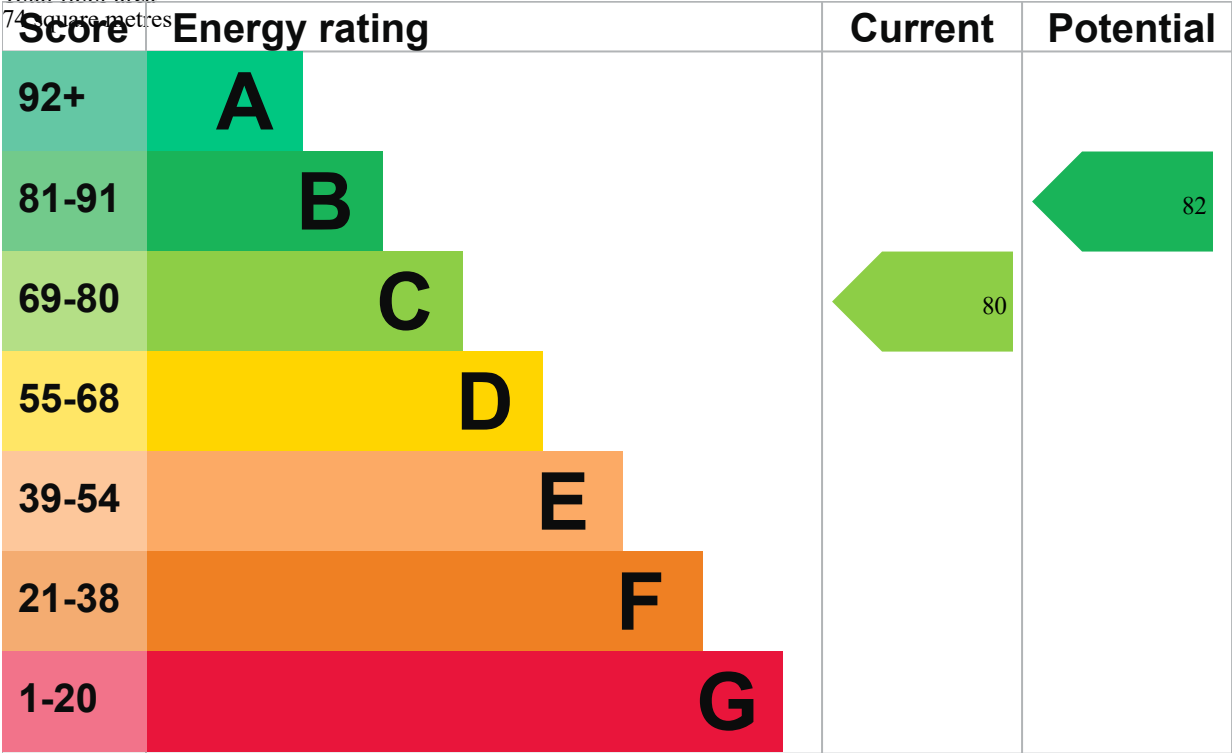
Flat 20  
841b Lisburn Road  
BELFAST  
BT9 7GY

Energy rating  
  
C

Valid until  
26 June 2034

Certificate number  
9900-7438-0522-2324-3643  
This property's energy rating is C. It has the potential to be B.

Property type  
[See how to improve this property's energy efficiency.](#)  
Mid-floor flat  
Total floor area  
74 square metres



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

Breakdown of property's energy performance  
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.  
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.  
For properties in Northern Ireland:

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

the average energy rating is D  
the average energy score is 60  
Feature

Description  
Cavity wall, as built, insulated (assumed)

Rating  
Good

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
An average household would need to spend £704 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.		
Secondary heating	None	N/A
Primary energy use		
Impact on the environment		
The primary energy use for this property per year is 120 kilowatt hours per square metre (kWh/m2).		
You could save £76 per year if you complete the suggested steps for improving this property's energy rating.		
► About primary energy use, (heat) to G (worst) and how much carbon dioxide (CO2) they produce each year.		
This is based on the energy costs in 2014 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.		
If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.		
An average household produces	Typical installation cost	Typical yearly saving
6 tonnes of CO2	£2,200 - £3,000	£76
This property produces		
14 tonnes of CO2		
This property could take further energy		
improvements to follow these steps in order?		
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Contacting the accreditation scheme		
If you're unhappy about the assessment, the assessor's name and contact details are listed on the certificate.		

Accreditation scheme  
Elmhurst Energy Systems Ltd  
Assessor's ID  
EES/005938  
Telephone  
01455 883 250  
Email  
[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)  
About this assessment  
Assessor's declaration  
No related party  
Date of assessment  
27 June 2024  
Date of certificate  
27 June 2024  
Type of assessment  
► Show information about the RdSAP