

# Energy performance certificate (EPC)

13 Rural Cottages  
Front Road  
LISBURN  
BT27 5LF

Energy rating

**E**

Valid until: **11 May 2035**

Certificate number: **0000-2224-0522-0596-3553**

Property type **Semi-detached bungalow**

Total floor area **62 square metres**

## Energy rating and score

This property's energy rating is E. 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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      | 48 E    | 54 E      |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

## 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, as built, no insulation (assumed) | Poor    |
| Wall                 | Cavity wall, as built, insulated (assumed)     | Good    |
| Roof                 | Pitched, 100 mm loft insulation                | Average |
| Roof                 | Flat, insulated (assumed)                      | Average |
| Window               | Fully double glazed                            | Average |
| Main heating         | Boiler and radiators, oil                      | Average |
| Main heating control | Programmer, TRVs and bypass                    | Average |
| Hot water            | From main system, no cylinder thermostat       | Poor    |
| Lighting             | Low energy lighting in 60% of fixed outlets    | Good    |
| Floor                | Solid, no insulation (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 319 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

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## How this affects your energy bills

An average household would need to spend **£1,193 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 £148 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.

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## Impact on the environment

This property's 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

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

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This property produces 5.0 tonnes of CO<sub>2</sub>

This property's potential production 4.4 tonnes of CO<sub>2</sub>

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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.

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## Steps you could take to save energy

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350               | £44                   |
| 2. Cavity wall insulation             | £500 - £1,500             | £81                   |
| 3. Low energy lighting                | £20                       | £23                   |
| 4. Floor insulation (solid floor)     | £4,000 - £6,000           | £91                   |
| 5. Solar water heating                | £4,000 - £6,000           | £184                  |
| 6. Solar photovoltaic panels          | £3,500 - £5,500           | £414                  |

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## 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     | 12 May 2025           |
| Date of certificate    | 12 May 2025           |
| Type of assessment     | <a href="#">RdSAP</a> |

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