

Energy performance certificate (EPC)

5 Rose Meadows
LISBURN
BT28 2FB

Energy rating

D

Valid until: **20 July 2035**

Certificate number: **2154-1955-1113-1037-2832**

Property type

Detached house

Total floor area

296 square metres

Energy rating and score

This property's energy rating is D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	59 D
39-54	E		
21-38	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	Timber frame, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Below average lighting efficiency	Average
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 153 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£3,885 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 £166 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.

Heating this property

Estimated energy needed in this property is:

- 21,301 kWh per year for heating
- 3,637 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces	11.0 tonnes of CO2
This property’s potential production	9.9 tonnes of CO2

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,500	£167
2. Solar photovoltaic panels	£8,000 - £10,000	£268

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	Ronnie Watson
Telephone	07925226876
Email	ronnie@eassni.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK302219
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 July 2025
Date of certificate	21 July 2025
Type of assessment	RdSAP
