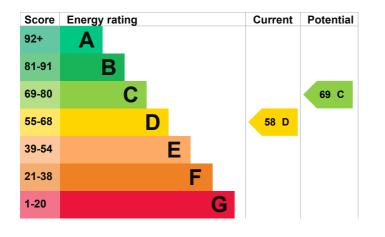
Energy performance certificate (EPC)			
57 Young Street LISBURN BT27 5EA	Energy rating	Valid until:	16 February 2035
DIZI SEA	D	Certificate number:	9600-1931-0022-5495-3253
Property type	E	Ind-terrace house	
Total floor area	7	7 square metres	

## Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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

# 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, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	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
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 317 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

• Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£1,416 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 £381 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.

Impact on the enviro	nment	This property produces	3.9 tonnes of CO2
This property's environmenta has the potential to be C.	l impact rating is D. It	This property's potential production	2.8 tonnes of CO2
Properties get a rating from A how much carbon dioxide (Co year.		You could improve this prope making the suggested chang protect the environment.	5
Carbon emissions		These ratings are based on a average occupancy and energies	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£94
2. Room-in-roof insulation	£1,500 - £2,700	£237
3. Floor insulation (suspended floor)	£800 - £1,200	£49
4. Solar water heating	£4,000 - £6,000	£41
5. Solar photovoltaic panels	£3,500 - £5,500	£414

# 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	johnnymullan@hotmail.co.uk

### 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	enquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	17 February 2025
Date of certificate	17 February 2025
Type of assessment	RdSAP