

# Energy performance certificate (EPC)

1 Sans Souci Gardens  
LISBURN  
BT28 3AF

Energy rating

F

Valid until:

5 January 2036

Certificate number:

0566-3057-5209-4516-8204

Property type

End-terrace house

Total floor area

82 square metres

## Energy rating and score

This property's energy rating is F. 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		63 D
39-54	E		
21-38	F	32 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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	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 406 kilowatt hours per square metre (kWh/m2).

## Additional information

Additional information about this property:

- PV recommended  
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
  - Cavity fill is recommended
-

## 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 **£2,329 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 £945 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 16,963 kWh per year for heating
  - 4,012 kWh per year for hot water
-

## Impact on the environment

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

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>

This property produces 7.6 tonnes of CO<sub>2</sub>

This property's potential production 4.2 tonnes of CO<sub>2</sub>

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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£900 - £1,500	£232
2. Internal wall insulation	£7,500 - £11,000	£94
3. Floor insulation (suspended floor)	£5,000 - £10,000	£85
4. Increase hot water cylinder insulation	£20 - £40	£33
5. Low energy lighting	£210 - £245	£33
6. Hot water cylinder thermostat	£130 - £180	£45
7. Heating controls (room thermostat and TRVs)	£220 - £250	£266
8. Condensing boiler	£2,200 - £3,500	£132
9. Solar water heating	£4,000 - £7,000	£24
10. Solar photovoltaic panels	£8,000 - £10,000	£214

## 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	6 January 2026
Date of certificate	6 January 2026
Type of assessment	<a href="#">RdSAP</a>

---