Energy performance certificate (EPC)

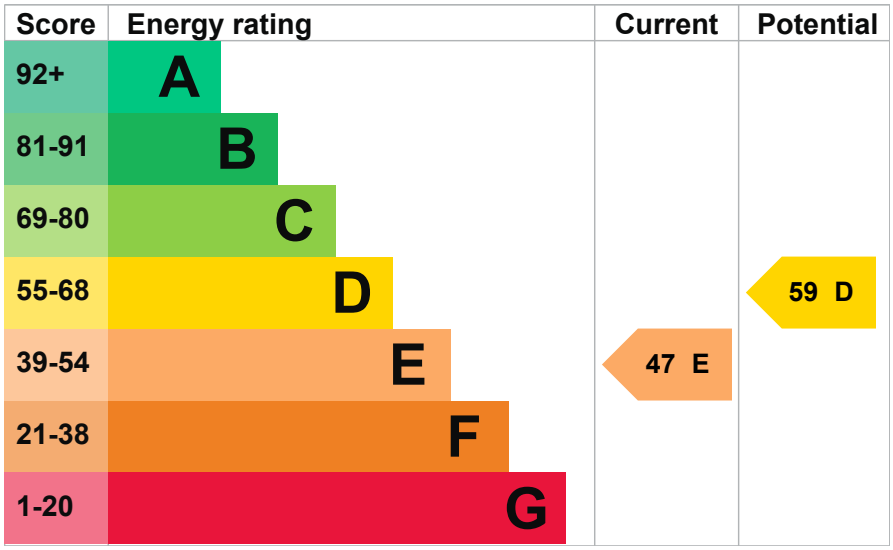
13 Dagger Road LISBURN BT28 2TJ	Energy rating **E**	Valid until:	**7 May 2035**
		Certificate number:	**0050-0218-4305-7320-5900**

Property type	Detached house
Total floor area	282 square metres

Energy rating and score

This property's energy rating is E. 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

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, limited insulation (assumed)	Poor
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 74% of fixed outlets	Very 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 223 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£3,733 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 £794 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 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 (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	16.0 tonnes of CO2
This property's potential production	0.0 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

▶ Do I need to follow these steps in order?

Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£352
Potential rating after completing step 1	**52 E**

Step 2: Hot water cylinder thermostat

Typical installation cost	£200 - £400
Typical yearly saving	£163
Potential rating after completing steps 1 and 2	**55 D**

Step 3: Heating controls (time and temperature zone control)

Heating controls (zone control)

Typical installation cost	£350 - £450
Typical yearly saving	£279
Potential rating after completing steps 1 to 3	**59 D**

Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£79
Potential rating after completing steps 1 to 4	**60 D**

Step 5: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£437
Potential rating after completing steps 1 to 5	**66 D**

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500

Typical yearly saving	£413
Potential rating after completing steps 1 to 6	70 C

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	Ciaran Stuart
Telephone	07764612066
Email	info@spsni.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID208899
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 May 2025
Date of certificate	8 May 2025
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.