

Energy performance certificate (EPC)

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|--|---------------|---|
| 14, Lisburn Road Moirá CRAIGAVON BT67 0JP | Energy rating | Valid until: 6 February 2029 |
| | F | Certificate number: 0566-2953-0121-9901-7231 |

Property type Semi-detached house

Total floor area 73 square metres

Energy rating and score

This property's energy rating is F. 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+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 54 E |
| 21-38 | F | 23 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 | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Pitched, insulated (assumed) | Average |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Poor |
| Main heating control | Programmer, no room thermostat | Very poor |
| Hot water | From main system, no cylinder thermostat | Very poor |
| Lighting | Low energy lighting in 17% of fixed outlets | Poor |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, coal | N/A |

Primary energy use

The primary energy use for this property per year is 480 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 **£1,362 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 £592 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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 G. 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 **9.8 tonnes of CO₂**

This property's potential production **5.6 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. Cavity wall insulation | £500 - £1,500 | £122 |
| 2. Increase hot water cylinder insulation | £15 - £30 | £33 |
| 3. Low energy lighting | £50 | £38 |
| 4. Hot water cylinder thermostat | £200 - £400 | £22 |
| 5. Heating controls (room thermostat and TRVs) | £350 - £450 | £178 |
| 6. Heat recovery system for mixer showers | £585 - £725 | £19 |
| 7. Condensing boiler | £2,200 - £3,000 | £182 |
| 8. Floor insulation (solid floor) | £4,000 - £6,000 | £37 |
| 9. Solar water heating | £4,000 - £6,000 | £31 |
| 10. Solar photovoltaic panels | £5,000 - £8,000 | £289 |
| 11. Wind turbine | £15,000 - £25,000 | £606 |

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.

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|-----------------|--|
| Assessor's name | Patricia Best |
| Telephone | 07788108883 |
| Email | patricia@bestpropertysurveys.com |

Contacting the accreditation scheme

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

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| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO032003 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 7 February 2019 |
| Date of certificate | 7 February 2019 |
| Type of assessment | RdSAP |