

Flat 53
841b Lisburn Road
BELFAST
BT9 7GY

Energy rating

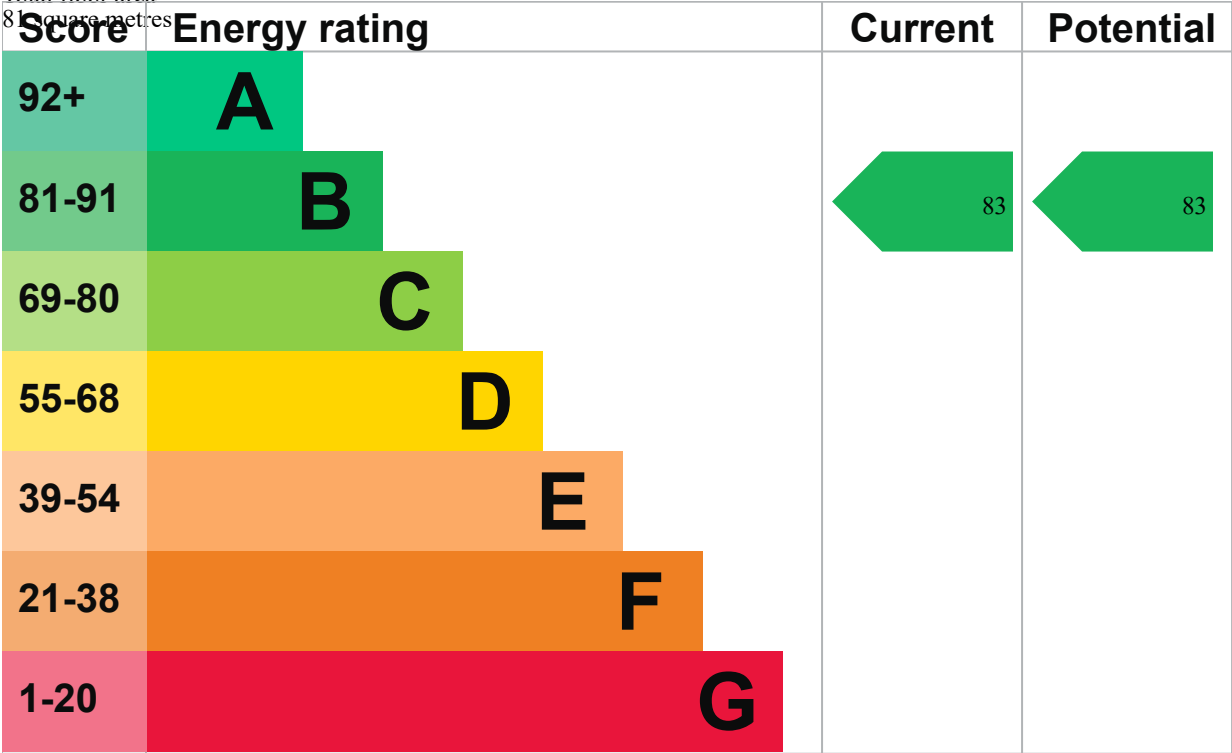
B

Valid until
30 May 2032

Certificate number
2080-1825-6120-9704-9871
This property's energy rating is B. It has the potential to be B.

Property type
[See how to improve this property's energy efficiency.](#)
Mid-floor flat

Total floor area
81 square metres



The graph shows this property's current and potential energy rating.

Breakdown of property's energy performance
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.
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.
For properties in Northern Ireland:

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

the average energy rating is D		
the average energy score is 60		
Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good

Feature	Description	Rating
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 88% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
How this affects your energy bills	(another dwelling below)	N/A
Floor	None	N/A
An average household would need to spend	£390 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.	
Secondary heating		N/A
Primary energy use		N/A
Impact on the environment	The primary energy use for this property per year is 96 kilowatt hours per square metre (kWh/m ²). You could save 20 per year if you complete the suggested steps for improving this property's energy rating.	

► About primary energy use
This is based on average costs in 2022 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Carbon emissions

What an average household produces

6 tonnes of CO₂

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

1.4 tonnes of CO₂

Steps you could take to save energy

The assessor did not make any recommendations for this property.

James Stuart

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Telephone

07517459259

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

jpas@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

Quidos Limited

Assessor's ID

QUID207348

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

31 May 2022

Date of certificate

31 May 2022

Type of assessment

► Show information about the RdSAP