

Energy performance certificate (EPC)

Apartment 4 Energy Valid 9 May
15 Priory rating until: 2033
Park

HOLYWOOD
BT18 0LG

B

Certi 9601-
num 5812-
8922-
1707-
0573

Property Mid-floor flat
type

Total 64 square metres
floor area

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy](#)

Score	Energy rating
92+	A
81-91	B
69-80	
55-68	
39-54	
21-38	
1-20	

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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Very good
Window	Fully triple glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting		

Feature	Description	Rating
	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 104 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact

rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average 6 tonnes

household produces C

This property produces 1.2 tonnes of CO₂ each year.

This property's potential CO₂ production is 1.0 tonnes each year.

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

Environmental impact ratings are based on assumptions about

average
occupancy
and energy
use. They
may not
reflect how

energy is
consumed
by the
people
living at the
property.

Improve this property's energy rating

The assessor did not make any recommendations for this property.

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated £354 yearly energy cost for this property

Potential £0 saving if you complete every step in order

The estimated cost shows how much

the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy

savings by installing insulation

The
assessor
did not find
any

opportunitie
to save
energy by
installing
insulation
in this
property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Patricia Best
Telephone	07788108883
Email	patricia@bestprc

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032003
Telephone	0330 124 9660
Email	certification@stroma.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	9 May 2023
Date of certificate	10 May 2023
Type of assessment	RdSAP