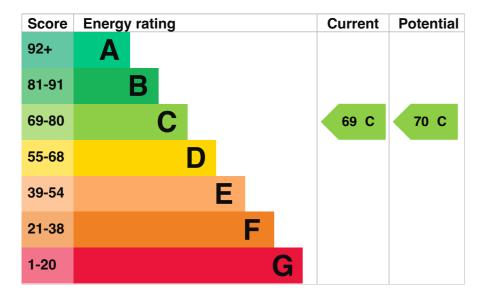
Energy performance certificate (EPC)

10 Stag Lodge Craigavad HOLYWOOD BT18 0EX	Energy rating	Valid until:	11 May 2035
		Certificate number:	9327-3050-3205-4445-2204
Property type	E	End-terrace bu	ungalow
Total floor area	5	55 square met	res

Energy rating and score

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

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.

12/05/2025, 14:56

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Description	Rating
Granite or whinstone, with internal insulation	Very good
Pitched, insulated (assumed)	Average
Fully double glazed	Average
Boiler and radiators, mains gas	Good
Programmer, TRVs and bypass	Average
From main system	Good
Low energy lighting in all fixed outlets	Very good
Solid, limited insulation (assumed)	N/A
None	N/A
	Granite or whinstone, with internal insulation Pitched, insulated (assumed) Fully double glazed Boiler and radiators, mains gas Programmer, TRVs and bypass From main system Low energy lighting in all fixed outlets Solid, limited insulation (assumed)

Primary energy use

The primary energy use for this property per year is 245 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £789 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 £34 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 D. It has the potential to be C.

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	2.4 tonnes of CO2
This property's potential production	2.3 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: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£34
Potential rating after completing step 1	70 C

Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£37
Potential rating after completing steps 1 and 2	72 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£427
Potential rating after completing steps 1 to 3	85 B

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	Beth Brady
Telephone	07858629696
Email	info@epcni.net

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/026949	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

About this assessment

Assessor's declaration	No related party
Date of assessment	12 May 2025
Date of certificate	12 May 2025
Type of assessment	► <u>RdSAP</u>

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 <u>mhclg.digital-services@communities.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

0599-8028-0254-6561-0000 (/energy-certificate/0599-8028-0254-6561-0000)

Expired on

12 April 2019

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