

Energy performance certificate (EPC)

16 Oakley Avenue HOLYWOOD BT18 9PE	Energy rating	Valid until:	11 January 2034
	D	Certificate number:	0098-0218-7204-7219-5900

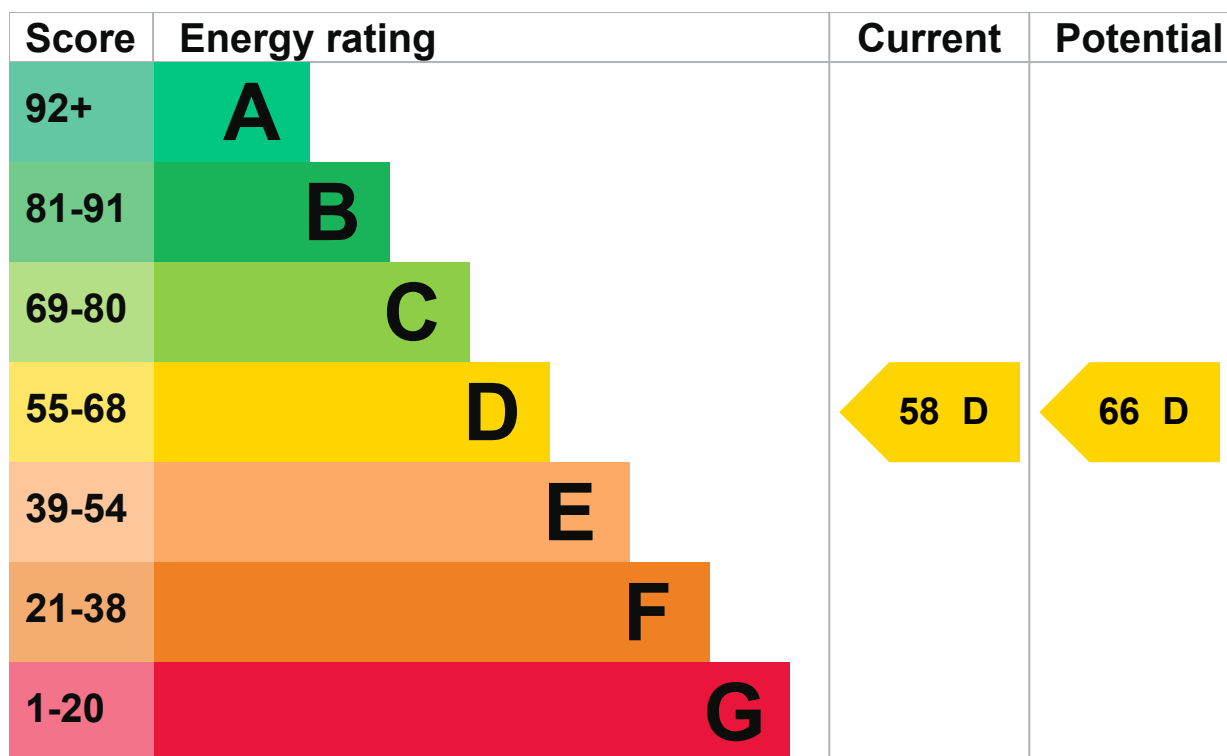
Property type Mid-terrace house

Total floor area 96 square metres

Energy rating and score

This property's energy rating is D. 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	System built, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
Roof	Pitched, insulated (assumed)	Average

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	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 306 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- System build present

How this affects your energy bills

An average household would need to spend **£2,664 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 £550 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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 D.

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	5.2 tonnes of CO2
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This property's potential production	4.1 tonnes of CO2
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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: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £422

Potential rating after completing step 1

64 D

Step 2: Low energy lighting

Typical installation cost £35

Typical yearly saving £127

Potential rating after completing steps 1 and 2

66 D

Step 3: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £127

Potential rating after completing steps 1 to 3

68 D

Step 4: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £648


Potential rating after completing steps 1 to 4

77 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	Paul Jenkins
Telephone	(0)2890 586 963 
Email	paul@techniplan.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	QUID200846
Telephone	01225 667 570 
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 January 2024
Date of certificate	12 January 2024
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.



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