

# Energy performance certificate (EPC)

95 Downshire Road  
HOLYWOOD  
BT18 9LY

Energy rating **D**

Valid until: **February 2033**

Certificate number: **0021-2073-7528-2797-6191**

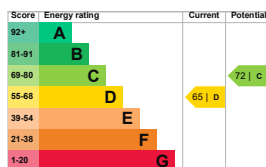
Property type **Mid-terrace house**

Total floor area **118 square metres**

# Energy efficiency rating for this property

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

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



The graph shows this

property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

the average energy rating is D

the  
average

energy  
score is 60

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## 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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Solid brick, with internal insulation	Good
Roof	Roof room(s), insulated	Poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
		Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 240 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environment impact of this property

This property's current environmental impact rating is D. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G

rated properties.

An average UK household produces

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This property produces

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This property's potential production

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By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.1 tonnes per year. 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.

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## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (65) to C (72).

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£192
2. Floor insulation (solid floor)	£4,000 - £6,000	£40
3. Solar water heating	£4,000 - £6,000	£27
4. Internal or external wall insulation	£4,000 - £14,000	£117
	£3,500 - £5,500	£360

Step	Typical installation cost	Typical yearly saving
5. Solar photovoltaic panels		

## 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.

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## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated £1031  
yearly energy cost for this property

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Potential £192  
saving if you complete every step in order

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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.

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## 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	<a href="mailto:patricia@bestprc">patricia@bestprc</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032003
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.co.uk">certification@stroma.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	17 February 2023
Date of certificate	17 February 2023
Type of assessment	<a href="#">RdSAP</a>