

Energy performance certificate (EPC)

13 Cedar Grove
HOLYWOOD
BT18 9QG

Energy rating
Valid until: **January 2034**

D

Certificate number
~~9093-3033-9209-5514-7204~~

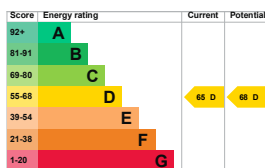
Property type **Semi-detached house**

Total floor area **79 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	Cavity wall, filled cavity	Good
Roof	Pitched, 250 mm loft insulation	Good
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 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 269 kilowatt

hours per square metre
(kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,512 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 £156 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 D. 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 tonnes of CO₂

This property produces tonnes of CO₂

This property's potential production is 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£30	£59
2. Floor insulation (suspended floor)	£800 - £1,200	£97
3. Solar water heating	£4,000 - £6,000	£63
4. Solar photovoltaic panels	£3,500 - £5,500	£548

Help 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.

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	Patricia Best
Telephone	07788108883
Email	patricia@bestpro

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/004738
Telephone	01455 883 250
Email	enquiries@elmh

About this assessment

Assessor's declaration	No related party
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Date of assessment	11 January 2024
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Type of assessment	RdSAP RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environment performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance. This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer

properties, a
