

8 SANDYMOUNT STREET
BELFAST
BT9 5DP

Energy rating

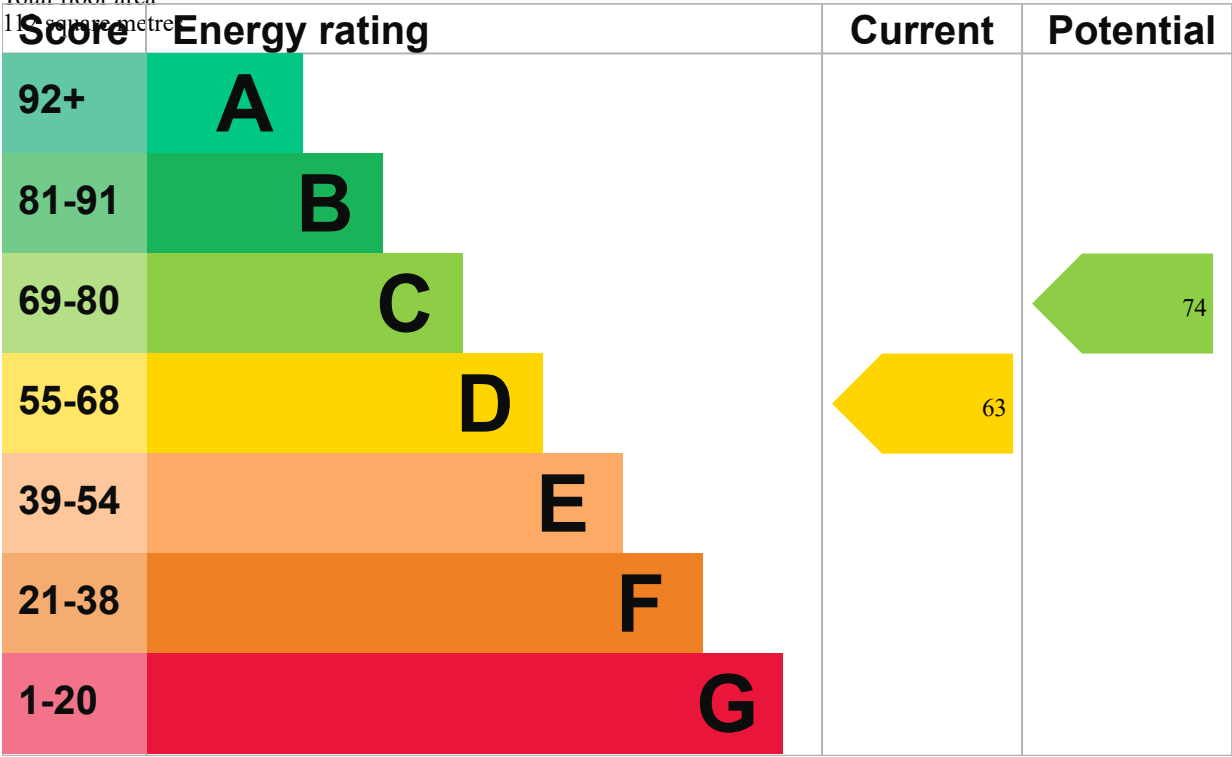
D

Valid until
12 October 2030

Certificate number
9380-2837-1000-2690-6045
This property's energy rating is D. It has the potential to be C.

Property type
Mid-terrace house
[See how to improve this property's energy efficiency.](#)

Total floor area
11 square metre



The graph shows this property's current and potential energy rating.

Breakdown of property's energy performance
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.
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.
For properties in Northern Ireland.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.
the average energy rating is D
the average energy score is 60

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good

Feature	Description	Rating
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 95% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
An average household would need to spend £1,088 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.		
Secondary heating		
None		
Primary energy use		
Impact on the environment		
The primary energy use for this property per year is 258 kilowatt hours per square metre (kWh/m2).		
You could save £350 per year if you complete the suggested steps for improving this property's energy rating.		

► About primary energy use
This is based on a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. This is based on average costs in 2020 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Carbon emissions	Typical installation cost	Typical yearly saving
Who to contact about this certificate		
On average, household produces	£350 - £450	£146
Contacting the assessor		
On heating controls, room thermostat and TRVs	£1,500 - £2,700	£193
This property produces		
3. Staircase heating	£4,000 - £6,000	£31
These would take to save energy		
On external walls with insulation	£4,000 - £14,000	£52
On double glazing panels	£3,500 - £5,500	£323
Telephone		
You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
07703 495777		

Email
demomingsrader@hotmail.com
These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.
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/005938
Telephone
01455 883 250
Email
enquiries@elmhurstenergy.co.uk
About this assessment
Assessor's declaration
No related party
Date of assessment
13 October 2020
Date of certificate
13 October 2020
Type of assessment
► Show information about the RdSAP