

# Energy performance certificate (EPC)

24 Sandhurst Drive  
BELFAST  
BT9 5AY

Energy rating

**G**

Valid until:

**13 January 2036**

Certificate number:

**2070-8209-1160-2504-4891**

Property type

Mid-terrace house

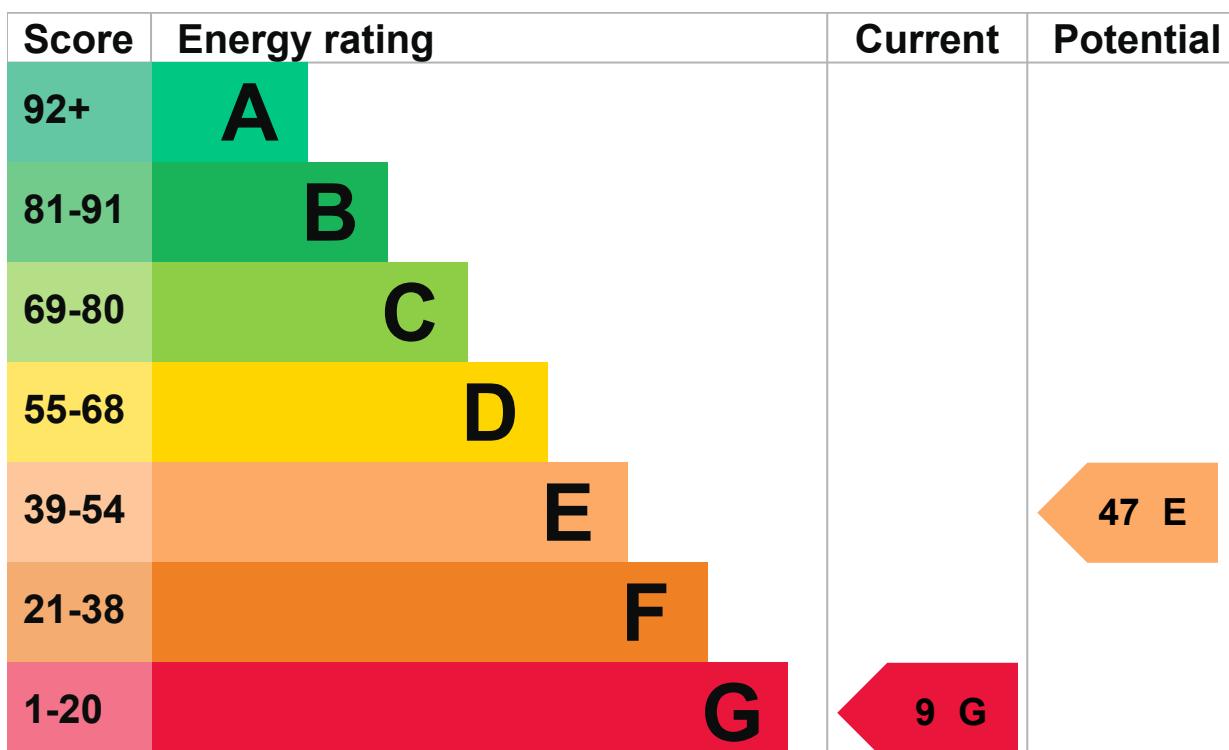
Total floor area

68 square metres

## Energy rating and score

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

[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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Portable electric heating assumed for most rooms	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

### Primary energy use

The primary energy use for this property per year is 417 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

### Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

# How this affects your energy bills

An average household would need to spend **£4,304 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 £1,768 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 12,702 kWh per year for heating
- 2,549 kWh per year for hot water

## Impact on the environment

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

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	2.6 tonnes of CO2
This property's potential production	1.3 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: Internal wall insulation

Typical installation cost	£7,500 - £11,000
Typical yearly saving	£1,173
Potential rating after completing step 1	26 F

## Step 2: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£144
Potential rating after completing steps 1 and 2	28 F

## Step 3: Floor insulation (solid floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£118
Potential rating after completing steps 1 to 3	30 F

## Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation	
Typical installation cost	£20 - £40
Typical yearly saving	£70
Potential rating after completing steps 1 to 4	31 F

## Step 5: Solar water heating

Typical installation cost	£4,000 - £7,000
Typical yearly saving	£105
Potential rating after completing steps 1 to 5	33 F

## Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£4,500 - £6,000
Typical yearly saving	£86
Potential rating after completing steps 1 to 6	35 F

## Step 7: High performance external doors

Typical installation cost	£1,800 - £2,400
Typical yearly saving	£71
Potential rating after completing steps 1 to 7	36 F

## Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£314
Potential rating after completing steps 1 to 8	47 E

## 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**

Ciaran Stuart

**Telephone**

07764612066

**Email**

[info@spsni.com](mailto:info@spsni.com)

## 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**

QUID208899

**Telephone**

01225 667 570

**Email**

[info@quidos.co.uk](mailto:info@quidos.co.uk)

## About this assessment

**Assessor's declaration**

No related party

**Date of assessment**

14 January 2026

**Date of certificate**

14 January 2026

**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](mailto: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.



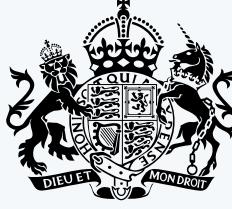
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