

Energy performance certificate (EPC)

42 Sydenham Avenue
BELFAST
BT4 2DR

Energy rating

F

Valid until: **24 February 2036**

Certificate number: **2000-7902-9160-5502-7825**

Property type

Detached bungalow

Total floor area

168 square metres

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Mostly multiple glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Below average lighting efficiency	Poor
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 301 kilowatt hours per square metre (kWh/m²).

► [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.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£3,632 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 £1,677 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.

Heating this property

Estimated energy needed in this property is:

- 28,856 kWh per year for heating
- 3,776 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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 CO ₂
This property produces	12.0 tonnes of CO ₂
This property's potential production	6.1 tonnes of CO ₂

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 £900 - £1,200

Typical yearly saving £101

Potential rating after completing step 1

35 F

Step 2: Flat roof or sloping ceiling insulation

Typical installation cost £900 - £1,200

Typical yearly saving £144

Potential rating after completing steps 1 and 2

37 F

Step 3: Internal wall insulation

Typical installation cost £7,500 - £11,000

Typical yearly saving £799

Potential rating after completing steps 1 to 3

52 E

Step 4: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £222

Potential rating after completing steps 1 to 4

56 D

Step 5: Low energy lighting

Typical installation cost	£180 - £210
Typical yearly saving	£47
Potential rating after completing steps 1 to 5	57 D

Step 6: Heating controls (room thermostat)

Typical installation cost	£220 - £250
Typical yearly saving	£130
Potential rating after completing steps 1 to 6	59 D

Step 7: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,500
Typical yearly saving	£234
Potential rating after completing steps 1 to 7	64 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£305
Potential rating after completing steps 1 to 8	70 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	Ciaran Stuart
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Telephone

07764612066

Email

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

About this assessment

Assessor's declaration

No related party

Date of assessment

23 February 2026

Date of certificate

25 February 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 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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