

Energy performance certificate (EPC)

Apt 10 8A Motelands
Old Holywood Road
Belfast
BT4 2JH

Energy rating

D

Valid until:

18 May 2036

Certificate number:

2954-4845-9662-7806-1991

Property type

Ground-floor flat

Total floor area

98 square metres

Energy rating and score

This property's energy rating is D. 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 | | 74 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | 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) | Poor |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | Single glazed | Very poor |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Excellent lighting efficiency | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | Suspended, insulated | N/A |
| Floor | Solid, no 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 228 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.

How this affects your energy bills

An average household would need to spend **£1,616 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 £474 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:

- 14,589 kWh per year for heating
- 2,349 kWh per year for hot water

Impact on the environment

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

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 | 4.1 tonnes of CO₂ |
|-------------------------------|-------------------------------------|

| | |
|---|-------------------------------------|
| This property's potential production | 2.7 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 £338

Potential rating after completing step 1 **72 C**

Step 2: Floor insulation (solid floor)

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

Typical yearly saving £67

Potential rating after completing steps 1 and 2 **73 C**

Step 3: Secondary glazing

Secondary glazing to single glazed windows

Typical installation cost £1,500 - £3,000

Typical yearly saving £69

Potential rating after completing steps 1 to 3 **74 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

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

19 May 2026

Date of certificate

19 May 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.



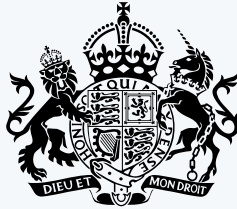
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