

Energy performance certificate (EPC) recommendation report

9 Monaghan Street
Newry
BT35 6AA

Report number
5650-3176-8572-8794-8952

Valid until
2 November 2034

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2719-9419-0913-8878-2128\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

Consider replacing T8 lamps with retrofit T5 conversion kit.

Potential impact on carbon emissions

Low

Changes that may pay for themselves in over 7 years

Recommendation

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Potential impact on carbon emissions

Medium

Consider installing solar water heating.

Low

Consider installing PV.

Low

Property and report details

Report issued on

3 November 2024

Total useful floor area

205 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

Assessor's details

Assessor's name

Carleen Branagan

Telephone

07756897853

Email

carleenbranagan@hotmail.com

Employer's name	CB Energy
Employer's address	103a Rostrevor Road Hilltown
Assessor ID	EES/020444
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports 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 reports for this property.

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