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Energy performance certificate (EPC) recommendation report

5-7 St Patricks Drive
DOWNPATRICK
BT30 6NE

Report number
**6178-5117-5146-7107-
1965**

Valid until
1 June 2036

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/5117-0954-0374-8403-0915\)](#).

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 an air source heat pump.

High

Consider installing solar water heating.

Low

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

Property and report details

Report issued on	2 June 2026
Total useful floor area	245 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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New Builds Peter Fitzpatrick

From: carleen branagan <carleenbranagan@hotmail.com>
Sent: 02 June 2026 11:49
To: New Builds Peter Fitzpatrick
Subject: Fw: 5-7 St Patricks Drive
Attachments: 5-7 St Patricks Drive EPC.pdf; 5-7 St Patricks Drive REC.pdf

Hi
Please see attached epc.
Thanks