

Energy performance certificate (EPC) recommendation report

35 St. Pauls Road
Articlave
COLERAINE
BT51 4UP

Report number
9900-1932-0418-1380-8014

Valid until
17 October 2028

Energy rating and EPC

This property's current energy rating is G.

For more information on the property's energy performance, [see the EPC for this property](#) ([/energy-certificate/0291-9801-1830-3390-1803](#)).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Low

Changes that pay for themselves in more than 7 years

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

Recommendation**Potential
impact**

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Low

Consider installing an air source heat pump.

High

Consider installing a ground source heat pump.

High

Consider installing building mounted wind turbine(s).

Low

Property and report details**Report issued on**18 October 2018

Total useful floor area68 square metres

Building environmentHeating and Natural Ventilation

Calculation toolCLG, iSBEM, v4.1.g, SBEM, v4.1.g.0

Assessor's details**Assessor's name**Declan Heggarty

Telephone07595362912

Emailinfo@nienergyrating.com

Employer's nameNorthern Ireland Energy Rating

Employer's address3 The Everglades, Clare Road, Ballycastle, County Antrim BT54 6BE

Assessor ID

STRO001014

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Stroma Certification 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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.