

Energy performance certificate (EPC) recommendation report

Bank of Ireland
21 St. Patricks Street
Draperstown
MAGHERAFELT
BT45 7AJ

Report number
0892-9428-5940-7900-8303

Valid until
14 February 2027

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on	15 February 2017
Total useful floor area	229 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v4.1.g, SBEM, v4.1.g.0

Assessor's details

Assessor's name	Patrick Laird
Telephone	07588477119
Email	patricklaird59@hotmail.com
Employer's name	LairdEnergy
Employer's address	32 Dublin Road, Omagh
Assessor ID	STRO004779
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd