

Energy performance certificate (EPC) recommendation report

17 High Street
Draperstown
Magherafelt
BT45 7AB

Report number
6406-7480-4257-6038-6535

Valid until
25 June 2033

Energy rating and EPC

This property's current energy rating is C.

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 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing solar water heating.	Low

Property and report details

Report issued on	26 June 2023
Total useful floor area	136 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	Barry O Neill
Telephone	07763922223
Email	barry@elanenvironmental.com
Employer's name	Elan Environmental Ltd
Employer's address	67 Castlereagh Street Belfast BT5 4NF
Assessor ID	ECMK301792
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK