

# Energy performance certificate (EPC) recommendation report

10 Coleraine Road  
MAGHERA  
BT46 5BN

Report number  
6261-6842-6127-8577-2777

Valid until  
13 March 2033

## Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, [see the EPC for this property](#) (/energy-certificate/8634-9995-7461-7480-7175).

## 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 tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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
Add optimum start/stop to the heating system.	Low
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low

<b>Recommendation</b>	<b>Potential impact</b>
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	Low

## Property and report details

### Report issued on

14 March 2023

### Total useful floor area

144 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](mailto: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.

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## Accreditation scheme

ECMK

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## 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](mailto: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.