

## Energy performance certificate (EPC) recommendation report

37 St Patricks Street  
Draperstown  
MAGHERAFELT  
BT45 7AJ

Report number  
**1034-1964-5679-3105-0306**

Valid until  
**22 June 2033**

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### 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.

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## 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
Improve insulation on HWS storage.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Consider replacing heating boiler plant with a condensing type.	High

### Changes that pay for themselves within 3 to 7 years

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

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing solar water heating.	Low

Recommendation	Potential impact
Consider installing PV.	Low

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## Property and report details

Report issued on 23 June 2023

Total useful floor area 291 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

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## Assessor's details

Assessor's name	Barry O Neill
Telephone	07763922223
Email	<a href="mailto:barry@elanenvironmental.com">barry@elanenvironmental.com</a>
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

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