

## Energy performance certificate (EPC) recommendation report

39 St Patricks Street  
Draperstown  
MAGHERAFELT  
BT45 7AJ

Report number  
**1827-5722-6084-9161-5354**

Valid until  
**22 June 2033**

---

### 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	High

### Changes that pay for themselves within 3 to 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

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

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Low
Consider installing solar water heating.	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.	Low
Some windows have high U-values - consider installing secondary glazing.	Low

## Property and report details

Report issued on 23 June 2023

---

Total useful floor area 80 square metres

---

Building environment Air Conditioning

---

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.

---

Accreditation scheme ECMK

---