

Energy performance certificate (EPC) recommendation report

3-5 Bath Street
Portrush
BT56 8AW

Report number
9729-5114-2354-0968-8250

Valid until
6 August 2033

Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property](#) ([/energy-certificate/4340-8049-9509-2605-3448](#)).

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

Add optimum start/stop to the heating system.

Medium

Changes that pay for themselves within 3 to 7 years

Recommendation

Potential impact

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

Some windows have high U-values - consider installing secondary glazing.

Medium

Add weather compensation controls to heating system.

Low

Some loft spaces are poorly insulated - install/improve insulation.

Medium

Changes that pay for themselves in more than 7 years

Recommendation**Potential
impact**

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

Medium

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Medium

Consider installing an air source heat pump.

High

Consider installing a ground source heat pump.

High

Consider installing building mounted wind turbine(s).

Low

Property and report details**Report issued on**

7 August 2023

Total useful floor area

81 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**

Patrick Laird

Telephone

02882247285

Email

patricklaird59@hotmail.com

Employer's name

LairdEnergy

Employer's address

32 Dublin Road, Omagh N Ireland

Assessor ID

EES/023368

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Elmhurst Energy Systems Ltd

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.