

Energy performance certificate (EPC) recommendation report

16 The Square
Draperstown
MAGHERAFELT
BT45 7AE

Report number
8261-8882-8154-8204-2595

Valid until
12 December 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/8499-5404-4996-7227-2126](#)).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

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

Potential impact on carbon emissions

High

Changes that may pay for themselves within 3 to 7 years

Recommendation

Add optimum start/stop to the heating system.

Potential impact on carbon emissions

Low

Some walls have uninsulated cavities - introduce cavity wall insulation.

Low

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

Low

Add weather compensation controls to heating system.

Low

Changes that may pay for themselves in over 7 years

Recommendation

Add local time control to heating system.

Potential impact on carbon emissions

Low

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

Low

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

Low

Consider installing solar water heating.

Low

Consider installing PV.

Low

Property and report details

Report issued on

13 December 2023

Total useful floor area

174 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	City East BP, 68 - 72 Newtownards Road, Belfast BT4 1GW
Assessor ID	ECMK301792
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK

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.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

OGL

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/)