

# Energy performance certificate (EPC) recommendation report

67E The Promenade  
PORTSTEWART  
BT55 7AF

Report number  
**1227-2388-8158-5067-1929**

Valid until  
**2 February 2034**

## Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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 may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Add local temperature control to the heating system.	Low

## Property and report details

Report issued on	3 February 2024
Total useful floor area	230 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

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## Assessor's details

Assessor's name	Patrick Laird
Telephone	02882247285
Email	<a href="mailto:patricklaird59@hotmail.com">patricklaird59@hotmail.com</a>
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

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