

Energy performance certificate (EPC) recommendation report

32, English Street
DOWNPATRICK
BT30 6AB

Report number
0060-6957-0415-8790-6014

Valid until
2 June 2025

Energy rating and EPC

This property's energy rating is G.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
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.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some windows have high U-values - consider installing secondary glazing.	High
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider replacing heating boiler plant with a condensing type.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	3 June 2015
Total useful floor area	197 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5

Assessor's details

Assessor's name	Christopher Branagan
Telephone	01908 123456
Email	chrisbranagan1@gmail.com
Employer's name	Blue Clarity Design Services
Employer's address	The Courtyard, 21F Dundrum Road, Newcastle BT33 0BG
Assessor ID	NHER007008
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	SAVA

