

Energy performance certificate (EPC) recommendation report

44 Catherine Street LIMAVADY BT49 9DB	Report number 9874-4042-0156-0090-0571
	Valid until 4 January 2026

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9720-8915-0365-7040-0040\)](#).

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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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.	Medium
Add local time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with a condensing type.	Medium
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

Property and report details

Report issued on	5 January 2016
Total useful floor area	30 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	Philip Hobson
Telephone	07702 332 333
Email	philip@acebuildingsurveys.co.uk
Employer's name	Elmhurst Energy Systems Ltd
Employer's address	16 St Johns Business Park, Lutterworth, Leics, LE17 4HB
Assessor ID	EES/015699
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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