

# Energy performance certificate (EPC) recommendation report

31 Church Square  
BANBRIDGE  
BT32 4AP

Report number  
**7374-1934-0536-3907-4175**

Valid until  
**18 August 2034**

## 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
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 time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low

## Property and report details

Report issued on	19 August 2024
Total useful floor area	217 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	Christopher Smyth
Telephone	07870437496
Email	<a href="mailto:info@belfast-epc.com">info@belfast-epc.com</a>
Employer's name	Belfast EPC
Employer's address	My trading address
Assessor ID	EES/017195
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

---