

Energy performance certificate (EPC) recommendation report

Maghera Joinery Works Ltd
100 Glen Road
MAGHERA
BT46 5JG

Report number
0820-0945-6299-1499-4096

Valid until
21 November 2025

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing heating boiler plant with high efficiency type.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Add optimum start/stop to the heating system.	Low
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.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add weather compensation controls to heating system.	Low
Some loft spaces are poorly insulated - install/improve insulation.	High
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 building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	22 November 2015
Total useful floor area	7,002 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	Vincent Edwards
Telephone	07955691669
Email	smart-epc@hotmail.com
Employer's name	Smart EPC
Employer's address	1 Ardfada Close, Ardmore, County Derry BT47 3WJ
Assessor ID	ECMK202522
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK
