

# Energy performance certificate (EPC)

64-66 St. Patrick Avenue  
Downpatrick  
BT30 6DN

Energy rating

**G**

Valid until: **18 May 2032**

Certificate number: **4466-9856-5919-7668-5450**

Property type

B1 Offices and Workshop businesses

Total floor area

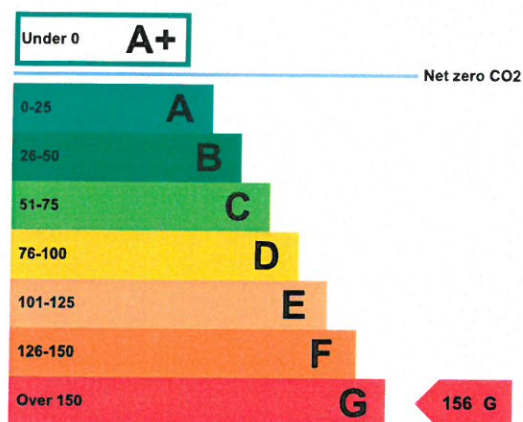
103 square metres

## Energy rating and score

This property's energy rating is G.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**37 B**

If typical of the existing stock

**98 D**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	138.31
Primary energy use (kWh/m <sup>2</sup> per year)	781

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7270-3407-9792-0060-8169\)](/energy-certificate/7270-3407-9792-0060-8169).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Carleen Branagan
Telephone	07756897853
Email	<a href="mailto:carleenbranagan@hotmail.com">carleenbranagan@hotmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020444
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	CB Energy
Employer address	103a Rostrevor Road Hilltown
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 May 2022
Date of certificate	19 May 2022

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## Recommendations

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

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
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
Consider installing an air source heat pump.	High

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Consider installing PV.	Low

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## Property and report details

Report issued on	19 May 2022
Total useful floor area	103 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

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## Energy performance certificate (EPC) recommendation report

64-66 St. Patrick Avenue  
Downpatrick  
BT30 6DN

Report number  
**7270-3407-9792-0060-8169**

Valid until  
**18 May 2032**

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### 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.

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## Assessor's details

Assessor's name	Carleen Branagan
Telephone	07756897853
Email	<a href="mailto:carleenbranagan@hotmail.com">carleenbranagan@hotmail.com</a>
Employer's name	CB Energy
Employer's address	103a Rostrevor Road Hilltown
Assessor ID	EES/020444
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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