

Energy performance certificate (EPC) recommendation report

1 Rashee Road
BALLYCLARE
BT39 9HJ

Report number
3426-9421-0949-5094-5043

Valid until
24 February 2031

Energy rating and EPC

This property's current energy rating is F.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/3554-4430-1002-6992-4992\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Consider replacing heating boiler plant with high efficiency type.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

Changes that pay for themselves in more than 7 years

Recommendation**Potential
impact**

Consider installing solar water heating.

Low

Consider installing PV.

Low

Improve insulation on HWS storage.

Low

Property and report details**Report issued on**

25 February 2021

Total useful floor area

284 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**

Niall Conn

Telephone

(0)7811 101 110

Email

info@energy-ni.com

Employer's name

EPC NI LTD

Employer's address

185 Clarawood Park Belfast BT5 6FW

Assessor ID

QUID201005

Accreditation scheme

Quidos Limited

Assessor's declaration

The assessor is not related to the owner of the property.

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.

There are no related reports for this property.