

# Energy performance certificate (EPC) recommendation report

32 Central Avenue  
WEST MOLESEY  
KT8 2QZ

Report number  
**8620-0277-0344-8002-1483**

Valid until  
**11 March 2034**

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## Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

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## Property and report details

Report issued on	12 March 2024
Total useful floor area	182 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Muhammad Irfan Shafi
Telephone	07885777542
Email	<a href="mailto:mirfanshafi@hotmail.co.uk">mirfanshafi@hotmail.co.uk</a>
Employer's name	ECOHOME SERVICES LTD
Employer's address	47 Alexandra Road, SLOUGH, SL1 2NQ
Assessor ID	QUID209871
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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