

Energy performance certificate (EPC) recommendation report

57 Central Avenue
WEST MOLESEY
KT8 2QZ

Report number
0068-1206-2404-7733-2504

Valid until
6 June 2034

Energy rating and EPC

This property's energy rating is D.

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
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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.	Low
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	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
Consider installing a ground source heat pump.	High

Property and report details

Report issued on	7 June 2024
Total useful floor area	1,185 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Muhammad Irfan Shafi
Telephone	07885777542
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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
