

Energy performance certificate (EPC) recommendation report

Thomas Mawer Ltd
The Old Coach House, 3-3a Union
Street
HULL
HU2 8HD

Report number
9920-3949-0473-0760-5070

Valid until
13 December 2027

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Low
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 building mounted wind turbine(s).	Low

Property and report details

Report issued on	14 December 2017
Total useful floor area	170 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1

Assessor's details

Assessor's name	Edward Wheldon
Employer's name	Wheldon EPC
Employer's address	24 Swanland Hill, North Ferriby, EAST YORKSHIRE, HU14 3JJ
Assessor ID	STRO007017
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
