

Energy performance certificate (EPC) recommendation report

Orzel
139 Corporation Road
GRIMSBY
DN31 1UR

Report number
0599-9456-0840-9700-4803

Valid until
10 May 2028

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 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Add weather compensation controls to heating system.	Low
Consider installing solar water heating.	Low

Property and report details

Report issued on	11 May 2018
Total useful floor area	31 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.0.3, SBEM, v5.3.a.0

Assessor's details

Assessor's name	Garmesh Chand
Telephone	07808927248
Email	garmeshchand@hotmail.com
Employer's name	GC Reports Ltd
Employer's address	Sovereign House Arkwright Way Scunthorpe DN16 1AL
Assessor ID	ECMK301447
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK
