

Energy performance certificate (EPC) recommendation report

36, High Street
Holbeach
SPALDING
PE12 7DY

Report number
9020-5919-0465-2210-4014

Valid until
15 December 2025

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

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.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	16 December 2015
Total useful floor area	127 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name	Michael Boughton
Telephone	07713 160121
Email	mike@mikeboughton.com
Employer's name	michael D Boughton
Employer's address	The Barn, Woodgate lane, Maxey PE6 9ED
Assessor ID	NHER004491
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER
