

## Energy performance certificate (EPC) recommendation report

4 Gotham Road  
East Leake  
LOUGHBOROUGH  
LE12 6JG

Report number  
**0760-3209-0420-2000-6010**

Valid until  
**1 July 2030**

---

### Energy rating and EPC

This property's current energy rating is E.

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

---

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

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

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
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

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low

## Property and report details

Report issued on	2 July 2020
Total useful floor area	61 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1

---

## Assessor's details

Assessor's name	James Leggat
Telephone	07760313336
Email	<a href="mailto:james.leggat@justepc.co.uk">james.leggat@justepc.co.uk</a>
Employer's name	Just EPC
Employer's address	Just EPC, Office Suite 6, 485 Oldham Road Manchester M20 2LW
Assessor ID	EES/019180
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

---