

Energy performance certificate (EPC) recommendation report

COCOA-NUT HOUSE
HALL STREET
LONG MELFORD
SUDBURY
CO10 9JQ

Report number
4522-2868-9345-2134-7783

Valid until
9 February 2032

Energy rating and EPC

This property's current energy rating is C.

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 years

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	10 February 2022
Total useful floor area	192 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.co.uk
Employer's name	Energy Evaluations & Solutions Ltd.
Employer's address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor ID	EES/008329
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
