

Energy performance certificate (EPC) recommendation report

58 The Street
Wrecclesham
FARNHAM
GU10 4QR

Report number
8094-3643-3956-6744-3826

Valid until
29 October 2034

Energy rating and EPC

This property's energy rating is C.

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 |
|--|--------------------------------------|
| 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 |
| Consider replacing T8 lamps with retrofit T5 conversion kit. | Medium |

Changes that may pay for themselves within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|---|--------------------------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |
| 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 |

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 |
| 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 |
| Consider installing building mounted wind turbine(s). | Low |

Property and report details

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|-------------------------|---|
| Report issued on | 30 October 2024 |
| Total useful floor area | 133 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1 |

Assessor's details

| | |
|------------------------|--|
| Assessor's name | John Hale |
| Telephone | 07918 108 060 |
| Email | john@freshepc.com |
| Employer's name | John Hale |
| Employer's address | 17 Hormare Crescent, Storrington, Pulborough, West Sussex, RH20 4QT |
| Assessor ID | EES/019622 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |
