Energy performance certificate (EPC) recommendation report

161 Fleet Road FLEET GU51 3PD	Report number **7323-0793-1001-4728-2037**
	Valid until **8 September 2034**

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property (/energy-certificate/7017-8550-8496-2379-4975).

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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Improve insulation on HWS storage.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	9 September 2024
Total useful floor area	494 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

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.