

Energy performance certificate (EPC) recommendation report

Ground Floor 25 The Borough FARNHAM GU9 7NJ	Report number 0274-1593-2807-9147-7721
	Valid until 29 June 2033

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 \(/energy-certificate/0611-6538-0682-9744-3653\)](#).

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.	Medium
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 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

Changes that may pay for themselves in over 7 years

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

Property and report details

Report issued on	30 June 2023
Total useful floor area	102 square metres
Building environment	Air Conditioning

Calculation toolDesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4,
SBEM, v6.1.e.0

Assessor's details

Assessor's name	William White
Telephone	03333 445 504
Email	william@whiteenergyservices.co.uk
Employer's name	Future Building Ltd
Employer's address	Use Space Paddock Street Manchester M12 6PN
Assessor ID	EES/015575
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.

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