

Energy performance certificate (EPC) recommendation report

Unit 4B Blacknest Industrial Estate
Blacknest Road
Blacknest
ALTON
GU34 4PX

Report number
8624-7458-8287-1176-6069

Valid until
19 April 2033

Energy rating and EPC

This property's energy rating is D.

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
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.	High
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider replacing HWS with point of use system.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	20 April 2023
Total useful floor area	1,063 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Ben Thompson
Employer's name	
Employer's address	
Assessor ID	STRO034189
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
