

Energy performance certificate (EPC) recommendation report

23, Downing Street FARNHAM GU9 7PD	Report number 1307-2806-2512-1473-7989
	Valid until 28 February 2031

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 \(/energy-certificate/7751-6960-3058-5873-8773\)](#).

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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Property and report details

Report issued on	1 March 2021
Total useful floor area	50 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.02, SBEM, v5.6.b.0

Assessor's details

Assessor's name	John Hale
Telephone	07918 108 060
Email	john@freshepc.com
Employer's name	John Hale
Employer's address	Flat 7, Drake House, West Worthing, Sussex, BN12 4FJ
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).

Report number	0970-4959-0486-1570-2010 (/energy-certificate/0970-4959-0486-1570-2010)
Valid until	15 March 2026

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