

# Energy performance certificate (EPC) recommendation report

1ST & 2ND FLOORS  
The Darwin Rooms  
1 Worcester Road  
MALVERN  
WR14 4QY

Report number  
**9481-4026-0036-0501-9421**

Valid until  
**23 June 2027**

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## Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

| <b>Recommendation</b>  | <b>Potential impact</b> |
|--|-------------------------|
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.                    | Low                     |
| Consider replacing T8 lamps with retrofit T5 conversion kit.                                       | High                    |
| Add time control to heating system.  | Medium                  |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low                     |

### Changes that pay for themselves within 3 to 7 years

| <b>Recommendation</b>   | <b>Potential impact</b> |
|---|-------------------------|
| 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                     |
| Some windows have high U-values - consider installing secondary glazing.  | Medium                  |

### Changes that pay for themselves in more than 7 years

| <b>Recommendation</b>  | <b>Potential impact</b> |
|--|-------------------------|
| Add weather compensation controls to heating system.   | Medium                  |
| Add local time control to heating system.  | Medium                  |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium                  |
| Some glazing is poorly insulated. Replace/improve glazing and/or frames.                               | Medium                  |
| Consider installing an air source heat pump.   | High                    |

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## Property and report details

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|-------------------------|---|
| Report issued on        | 24 June 2017  |
| Total useful floor area | 221 square metres   |
| Building environment    | Heating and Natural Ventilation                                 |
| Calculation tool        | Elmhurst Energy Systems Ltd, SBEM Online, v2.02, SBEM, v5.3.a.0 |

## Assessor's details

|                        |   |
|------------------------|---|
| Assessor's name        | Jonathan Lane   |
| Telephone              | 07901713492   |
| Email                  | <a href="mailto:info@encert.co.uk">info@encert.co.uk</a>  |
| Employer's name        | Encert Ltd  |
| Employer's address     | The Bush, Marcle Road, Dymock, Gloucestershire, GL18 2AR  |
| Assessor ID            | EES/019710  |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme   | Elmhurst Energy Systems Ltd                               |