

Energy performance certificate (EPC) recommendation report

Unit 1
Lighterage Hill
Newham
TRURO
TR1 2XR

Report number
9050-6751-5714-7992-4048

Valid until
26 March 2034

Energy rating and EPC

This property's energy rating is C.

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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Low
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

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
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	27 March 2024
Total useful floor area	228 square metres
Building environment	Unconditioned
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Mark Rees
Telephone	01872277666
Email	mark@epsw.uk
Employer's name	Energy Performance SW Ltd
Employer's address	18 St Clements Terrace, Truro, Cornwall TR1 1HN
Assessor ID	EES/012665
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
