

# Energy performance certificate (EPC) recommendation report

2-4 Paxman Road Hardwick Industrial Estate KING'S LYNN PE30 4NE	Report number <b>8157-9031-4372-8758-3836</b>
	Valid until <b>16 January 2035</b>

## 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 \(/energy-certificate/4683-1894-0460-1392-4068\)](#).

## 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 optimum start/stop to the heating system.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

### Additional recommendations

Recommendation	Potential impact on carbon emissions
The Recommendations Report is created by the Government's approved calculation tool SBEM, although items that are not applicable have been removed. However, for a more detailed Client Report on e.g. how to achieve a certain rating, please email <a href="mailto:john@eversogreen.co.uk">john@eversogreen.co.uk</a> or call 07703 112319	Low

## Property and report details

Report issued on	17 January 2025
Total useful floor area	485 square metres

Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	John Evans
Telephone	07703112319
Email	<a href="mailto:john@eversogreen.co.uk">john@eversogreen.co.uk</a>
Employer's name	Ever So Green Ltd
Employer's address	5 Orlingbury Road Great Harrowden NN9 5AF
Assessor ID	EES/012708
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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Report number	<a href="#">4445-5585-7535-4849-5071 (/energy-certificate/4445-5585-7535-4849-5071)</a>
Valid until	16 June 2034
Report number	<a href="#">3972-0010-5749-5384-1272 (/energy-certificate/3972-0010-5749-5384-1272)</a>
Valid until	13 May 2034
Report number	<a href="#">6500-2219-1138-8526-8750 (/energy-certificate/6500-2219-1138-8526-8750)</a>
Valid until	18 July 2033

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