

## Energy performance certificate (EPC) recommendation report

Burch House  
Rear Warehouse  
Saville Road Industrial Estate  
PETERBOROUGH  
PE3 7PR

Report number  
**0915-2723-3938-3746-6937**

Valid until  
**29 November 2033**

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### Energy rating and EPC

This property's current energy rating is D.

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

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## Recommendations

### Changes that may pay for themselves within 3 years

| Recommendation                                                                                                                                                                          | Potential impact on carbon emissions |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Add time control to heating system.                                                                                                                                                     | 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                                 |

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

| Recommendation                                                           | Potential impact on carbon emissions |
|--------------------------------------------------------------------------|--------------------------------------|
| 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                               |
| Consider replacing T8 lamps with retrofit T5 conversion kit.             | Medium                               |

| Recommendation                                                                                         | Potential impact on carbon emissions |
|--------------------------------------------------------------------------------------------------------|--------------------------------------|
| Add local time control to heating system.                                                              | Medium                               |
| 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 |
|-------------------------------------------------------|--------------------------------------|
| Consider installing an air source heat pump.          | Medium                               |
| Consider installing a ground source heat pump.        | Medium                               |
| Consider installing building mounted wind turbine(s). | Low                                  |
| Consider installing solar water heating.              | Low                                  |
| Consider installing PV.                               | Low                                  |

## Property and report details

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|-------------------------|-----------------------------------------------------------------|
| Report issued on        | 30 November 2023                                                |
| Total useful floor area | 9,396 square metres                                             |
| Building environment    | Heating and Natural Ventilation                                 |
| Calculation tool        | Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0 |

## Assessor's details

|                        |                                                                                |
|------------------------|--------------------------------------------------------------------------------|
| Assessor's name        | Leanne Wells                                                                   |
| Telephone              | 07763 913515                                                                   |
| Email                  | <a href="mailto:leanne@epcservicesonline.com">leanne@epcservicesonline.com</a> |
| Employer's name        | Yes Energy Surveys Ltd                                                         |
| Employer's address     | 35 Leiston Court, Eye, Peterborough,<br>Cambridgeshire, PE6 7WL                |
| Assessor ID            | EES/018239                                                                     |
| Assessor's declaration | The assessor is not related to the owner of the property.                      |
| Accreditation scheme   | Elmhurst Energy Systems Ltd                                                    |