

# Energy performance certificate (EPC) recommendation report

Admirals Head Inn  
Sandy Lane  
Little Bealings  
WOODBIDGE  
IP13 6LW

Report number  
**0970-0941-0319-3694-4006**

Valid until  
**13 April 2029**

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## Energy rating and EPC

This property's energy rating is E.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Improve insulation on HWS storage.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low

## Changes that may pay for themselves within 3 to 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.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low

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

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with a condensing type.	High
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 building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

## Property and report details

Report issued on	14 April 2019
Total useful floor area	303 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1

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## Assessor's details

Assessor's name	John Anscomb
Telephone	01473310134
Email	<a href="mailto:johnanscomb@aol.com">johnanscomb@aol.com</a>
Employer's name	John Anscomb
Employer's address	1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF
Assessor ID	EES/019522
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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