

Energy performance certificate (EPC) recommendation report

Unit 4
Phoenix Terrace
Artex Avenue
RUSTINGTON
BN16 3LN

Report number
5555-5933-2227-3559-9712

Valid until
30 April 2034

Energy rating and EPC

This property's energy rating is D.

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
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
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
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Recommendation**Potential impact on carbon emissions**

PV (Photovoltaic Cells) require an open southerly roof aspect to generate electricity from solar. Unused power can be sold to the National Grid via the 'Feed-in Tariffs'.

Low

Property and report details

Report issued on	1 May 2024
Total useful floor area	489 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Stuart Foster
Telephone	01273458484
Email	info@skyline-epc.com
Employer's name	Skyline Energy Assessors Ltd
Employer's address	6 Skyline View, Peacehaven, BN10 8EL
Assessor ID	EES/007985
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
