

Energy performance certificate (EPC) recommendation report

FIRST FLOOR SUITE
Albert House
North Orbital Road
ST. ALBANS
AL2 1DL

Report number
0811-0745-7639-3199-8096

Valid until
19 November 2025

Energy rating and EPC

This property's current energy rating is E.

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

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Install more efficient water heater.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low
Consider installing PV.	Low

Property and report details

Report issued on 20 November 2015

Total useful floor area 91 square metres

Building environment Air Conditioning

Calculation tool CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name Lee Butler

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Employer's name LB Energy Services Ltd

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Assessor ID STRO002255

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Stroma Certification Ltd
