

# Energy performance certificate (EPC) recommendation report

UNIT C1-C1A  
The Albert Bygrave Retail Park  
North Orbital Road  
ST. ALBANS  
AL2 1DL

Report number  
**0892-0024-0740-3800-9123**

Valid until  
**11 February 2029**

## Energy rating and EPC

This property's current energy rating is B.

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 in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Low
Consider installing solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Consider installing PV.	Low

## Property and report details

Report issued on	12 February 2019
Total useful floor area	639 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

## Assessor's details

Assessor's name	Simon Cole
Telephone	0333 1211201
Email	<a href="mailto:simon@easyepc.org">simon@easyepc.org</a>
Employer's name	Easy EPC
Employer's address	12 Albion Street Brighton East Sussex BN2 9NE
Assessor ID	EES/012641
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd