

## Energy performance certificate (EPC) recommendation report

UNIT C6B  
The Albert Bygrave Retail Park  
North Orbital Road  
ST. ALBANS  
AL2 1DL

Report number  
**9990-9988-0403-4971-0020**

Valid until  
**28 December 2027**

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### Energy rating and EPC

This property's current energy rating is C.

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

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## 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
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
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Consider installing an air source heat pump.	High
Consider installing PV.	Low

## Property and report details

Report issued on	29 December 2017
Total useful floor area	514 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.0.3, SBEM, v5.3.a.0

## Assessor's details

Assessor's name Laurence Powell

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Telephone 07925768008

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Email [epc@commercial-epc-quote.co.uk](mailto:epc@commercial-epc-quote.co.uk)

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Employer's name Easy EPC

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Employer's address First Floor 12 Albion Street Brighton BN2 9NE

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Assessor ID EES/011531

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

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Accreditation scheme Elmhurst Energy Systems Ltd

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