

## Energy performance certificate (EPC) recommendation report

Unit C7C, C7D and part of C7E  
Albert Bygrave Retail Park  
North Orbital Road  
ST ALBANS  
AL2 1DL

Report number  
**0165-6412-9142-2681-4740**

Valid until  
**5 July 2033**

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### Energy rating and EPC

This property's current energy rating is A.

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
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

### Additional recommendations

Recommendation	Potential impact
Consider installing PV.	Low
Consider replacing electric heaters with an air source heat pump	Low
Consider installing PIR occupancy light switches in all offices and ancillary areas	Low

<b>Recommendation</b>	<b>Potential impact</b>
Consider replacing all fluorescent lights with LED lamps	Low

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## Property and report details

Report issued on	6 July 2023
Total useful floor area	216 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name Juan Garcia Ortega

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Email [jgenenergyconsulting@gmail.com](mailto:jgenenergyconsulting@gmail.com)

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Employer's name JG ENERGY

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Employer's address 29 Old School Drive

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Assessor ID EES/019615

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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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