

Energy performance certificate (EPC) recommendation report

32 SOUTH PARADE
SKEGNESS
PE25 3HW

Report number
0762-1203-2409-9073-0504

Valid until
1 July 2031

Energy rating and EPC

This property's energy rating is C.

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
Improve insulation on HWS storage.	Low
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

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

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

Property and report details

Report issued on	2 July 2021
Total useful floor area	285 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Robert Sims
Telephone	0203 397 8220
Email	hello@propcert.co.uk
Employer's name	Prop Cert
Employer's address	<insert Employer/Trading Address>
Assessor ID	QUID206427
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
