

# Energy performance certificate (EPC) recommendation report

80 Scudamore Road  
LEICESTER  
LE3 1UJ

Report number  
**5111-5152-0802-8543-1966**

Valid until  
**12 October 2033**

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## Energy rating and EPC

This property's current energy rating is G.

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
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

## Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Install more efficient water heater.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider replacing HWS with point of use system.	Medium

## Property and report details

Report issued on	13 October 2023
Total useful floor area	15,963 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Charlotte Moon
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Email	<a href="mailto:mail@surveyhub.co.uk">mail@surveyhub.co.uk</a>
Employer's name	Survey Hub
Employer's address	34 Regent Street Nottingham NG1 5BT
Assessor ID	EES/029925
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd