

Energy performance certificate (EPC) recommendation report

The Good Shepherd Mass Centre
Northend
Batheaston
BANES
Bath
BA1 7EN

Report number
1301-1022-9963-0173-4027

Valid until
10 June 2034

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
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 in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on	11 June 2024
Total useful floor area	413 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	James Allison
Telephone	0203 397 8220
Email	support@propcert.co.uk
Employer's name	James Allison EPC
Employer's address	1 Market Place, Colerne, Chippenham, SN14 8DF
Assessor ID	EES/031053
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
