

Energy performance certificate (EPC) recommendation report

31 Leg Street
OSWESTRY
SY11 2NN

Report number
0020-3921-0443-9110-1020

Valid until
14 February 2027

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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 optimum start/stop to the heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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.	Low
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low

Property and report details

Report issued on	15 February 2017
Total useful floor area	201 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.2.g, SBEM, v5.2.g.3

Assessor's details

Assessor's name	Ieuan Stevens
Employer's name	Dragon Energy
Employer's address	31 Cae Crwn, Machynlleth, Powys SY20 8HG
Assessor ID	STRO002630
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
