

Energy performance certificate (EPC) recommendation report

Smartlife Centre
Kings Hedges Drive
Milton
CAMBRIDGE
CB4 2QT

Report number
0293-5204-8472-2006-9160

Valid until
1 February 2032

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Low
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low

Additional recommendations

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Ductwork leakage is high. Inspect and seal ductwork.	Low

Property and report details

Report issued on	2 February 2022
Total useful floor area	1,240 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Malcolm Ward
Telephone	07769 972 331
Email	malcolm.ward@macward.plus.com
Employer's name	MacKenzie land Ltd
Employer's address	18 Sywell, Northampton, NN6 0BQ TE: 07769 972331
Assessor ID	QUID201084
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited