

# Energy performance certificate (EPC) recommendation report

30b Bedford Place  
SOUTHAMPTON  
SO15 2DG

Report number  
**9401-4455-6038-4492-5377**

Valid until  
**27 June 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 \(/energy-certificate/6567-3621-0746-2323-4033\)](#).

## 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
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
Add time control to heating system.	Medium

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

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on  
28 June 2022

Total useful floor area  
62 square metres

Building environment  
Heating and Natural Ventilation

Calculation tool  
CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name  
Russell Moran

Telephone  
02392641077

Email  
[moranepc@gmail.com](mailto:moranepc@gmail.com)

Employer's name

Employer's address

Assessor ID  
STRO034989

**Assessor's declaration**

The assessor is not related to the owner of the property.

---

**Accreditation scheme**

Stroma Certification Ltd

---

**Other reports for this property**

If you are aware of previous reports for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related reports for this property.