

Energy performance certificate (EPC) recommendation report

1150a Melton Road
Syston
LEICESTER
LE7 2HB

Report number
7457-9353-9430-2266-2808

Valid until
23 August 2031

Energy rating and EPC

This property's current energy rating is E.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing an air source heat pump.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing a ground source heat pump.	High
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
The Recommendations Report is created by the Government's approved calculation tool SBEM, although items that are not applicable have been removed. However, for a more detailed Client Report on e.g. how to achieve a certain rating, please email john@eversogreen.co.uk or call 07703 112319	Low

Property and report details

Report issued on	24 August 2021
Total useful floor area	78 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

Assessor's details

Assessor's name	John Evans
Telephone	07703112319
Email	john@eversogreen.co.uk
Employer's name	Ever So Green Ltd
Employer's address	5 Orlingbury Road Great Harrowden NN9 5AF
Assessor ID	EES/012708
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd