

Energy performance certificate (EPC) recommendation report

Unit 1
Collop & Hughes Yard
Eddystone Road
WADEBRIDGE
PL27 7AL

Report number
0010-0242-4399-5879-0092

Valid until
3 December 2022

Energy rating and EPC

This property's current energy rating is G.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Install more efficient water heater.	Low
Consider installing building mounted wind turbine(s).	Low
Consider replacing HWS with point of use system.	Low

Property and report details

Report issued on	4 December 2012
Total useful floor area	121 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	BuildDesk Ltd, Carbon Checker, v1.7.1, SBEM, v4.1.d.0

Assessor's details

Assessor's name	MR GLEN NEVILLE
Telephone	
Email	glen@daces.co.uk
Employer's name	Duchy AirCon & Energy Surveys
Employer's address	3 Dovecote Rd, Droitwich, Worcestershire WR9 7RN
Assessor ID	STER000254
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd
