

## Energy performance certificate (EPC) recommendation report

3a, Rex Corner  
Broxholme Lane  
DONCASTER  
DN1 2LP

Report number  
**0750-0143-7039-7097-3002**

Valid until  
**19 March 2027**

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### Energy rating and EPC

This property's energy rating is D.

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

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Add time control to heating system.	Low

### 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.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

## Property and report details

Report issued on	20 March 2017
Total useful floor area	22 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.2.g, SBEM, v5.2.g.3

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## Assessor's details

Assessor's name	Keith Scott
Employer's name	3 Counties Energy Assessments Ltd
Employer's address	Hill HC, Hayfield Lane, Auckley
Assessor ID	STRO001462
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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