

# Energy performance certificate (EPC) recommendation report

1 Millenium Way  
Aycliffe Business Park  
Newton Aycliffe  
DL5 6JW

Report number  
**3249-1613-3786-6731-6736**

Valid until  
**31 December 2032**

---

## Energy rating and EPC

This property's current energy rating is D.

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

<b>Recommendation</b>	<b>Potential impact</b>
Add time control to heating system.	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

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

<b>Recommendation</b>	<b>Potential impact</b>
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	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

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

<b>Recommendation</b>	<b>Potential impact</b>
Consider installing a ground source heat pump.	Medium
Consider installing building mounted wind turbine(s).	Low
Install more efficient water heater.	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

### Additional recommendations

**Recommendation****Potential  
impact**

Insert Recommendation here

Low

---

**Property and report details**

Report issued on 1 January 2023

---

Total useful floor area 4421 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 Rachel Errington

---

Telephone 07739 805 405

---

Email [ray1892@gmail.com](mailto:ray1892@gmail.com)

---

Employer's name Bluesky Assessments Ltd

---

Employer's address 94c, Tynemouth Road, North Shields, NE30 1EE

---

Assessor ID STRO001348

---

Assessor's declaration The assessor is not related to the owner of the property.

---

Accreditation scheme Stroma Certification Ltd

---

---