

Energy performance certificate (EPC) recommendation report

The Arch
Fore Street
LOOE
PL13 1AE

Report number
1833-2977-8637-0981-8599

Valid until
30 January 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

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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
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

Property and report details

Report issued on 31 January 2022

Total useful floor area 317 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name Philip Aston

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Email phil@astonenergysw.com

Employer's name Aston Energy SW

Employer's address 31 Dean Hill, Plymouth, Devon, PL9 9AF

Assessor ID STRO016817

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

Accreditation scheme Stroma Certification Ltd
