

## Energy performance certificate (EPC) recommendation report

The Swan  
22-24 Bank Street  
BRAINTREE  
CM7 1UL

Report number  
**2950-4002-0306-0700-6825**

Valid until  
**27 February 2030**

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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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

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

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider replacing any Non LED lamps to LED equivalents	Medium

## Property and report details

Report issued on	28 February 2020
Total useful floor area	450 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.0, SBEM, v5.6.a.1

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## Assessor's details

Assessor's name	Constantin Maria
Telephone	07534694442
Email	<a href="mailto:alex@braithwaiteenergy.co.uk">alex@braithwaiteenergy.co.uk</a>
Employer's name	Wensley & Lawz Ltd
Employer's address	116 Walsgrave Road Coventry CV2 4ED
Assessor ID	EES/022988
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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