

Energy performance certificate (EPC) recommendation report

46 MURRAY STREET
HARTLEPOOL
TS26 8PH

Report number
1329-7946-0084-9006-6429

Valid until
23 November 2030

Energy rating and EPC

This property's energy rating is G.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7972-3569-1035-6538-6766\)](/energy-certificate/7972-3569-1035-6538-6766).

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
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
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
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Recommendation	Potential impact on carbon emissions
Add local temperature control to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
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
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Install more efficient water heater.	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.	High

Property and report details

Report issued on	24 November 2020
Total useful floor area	40 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.02, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Frank Rogers
Telephone	07831 314375
Email	energy.education@btconnect.com
Employer's name	Energy Education North
Employer's address	19 Trentbrooke Avenue, Hartlepool, TS25 5JN
Assessor ID	EES/019714
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



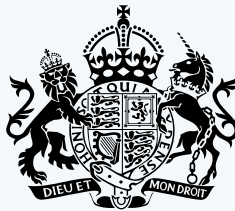
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