

## Energy performance certificate (EPC) recommendation report

17 Rosemary Road  
Clacton  
CO15 1NZ

Report number  
**6481-1945-7724-8179-4103**

Valid until  
**15 October 2033**

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### Energy rating and EPC

This property's energy rating is E.

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                                  |
| Add time control to heating system.                                             | Medium                               |
| Add optimum start/stop to the heating system.                                   | Medium                               |

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

| Recommendation                                                           | Potential impact on carbon emissions |
|--------------------------------------------------------------------------|--------------------------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit.             | Medium                               |
| Some walls have uninsulated cavities - introduce cavity wall insulation. | Medium                               |
| Add local temperature control to the heating system.                     | Medium                               |
| Add weather compensation controls to heating system.                     | Medium                               |
| Add local time control to heating system.                                | Medium                               |

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

| Recommendation                                                                                         | Potential impact on carbon emissions |
|--------------------------------------------------------------------------------------------------------|--------------------------------------|
| Some solid walls are poorly insulated - introduce or improve internal wall insulation.                 | Medium                               |
| Consider switching from gas to biomass.                                                                | High                                 |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium                               |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.     | Low                                  |
| Consider installing building mounted wind turbine(s).                                                  | Low                                  |

## Property and report details

|                         |                                                                 |
|-------------------------|-----------------------------------------------------------------|
| Report issued on        | 16 October 2023                                                 |
| Total useful floor area | 149 square metres                                               |
| Building environment    | Heating and Natural Ventilation                                 |
| Calculation tool        | Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0 |

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## Assessor's details

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|------------------------|--------------------------------------------------------------|
| Assessor's name        | John Anscomb                                                 |
| Telephone              | 07795606241                                                  |
| Email                  | <a href="mailto:johnanscomb@aol.com">johnanscomb@aol.com</a> |
| Employer's name        | John Anscomb                                                 |
| Employer's address     | 1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF         |
| Assessor ID            | EES/019522                                                   |
| Assessor's declaration | The assessor is not related to the owner of the property.    |
| Accreditation scheme   | Elmhurst Energy Systems Ltd                                  |

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