

# Energy performance certificate (EPC) recommendation report

|                                        |                                                  |
|----------------------------------------|--------------------------------------------------|
| 137 High Street<br>RAYLEIGH<br>SS6 7QA | Report number<br><b>9795-4085-0237-0000-2191</b> |
|                                        | Valid until<br><b>22 May 2027</b>                |

## 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 \(/energy-certificate/0950-7921-0373-9280-0050\)](#).

## Recommendations

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

| Recommendation                                                                                     | Potential impact on carbon emissions |
|----------------------------------------------------------------------------------------------------|--------------------------------------|
| 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 in over 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                               |
| Some glazing is poorly insulated. Replace/improve glazing and/or frames.                               | Medium                               |
| Consider installing an air source heat pump.                                                           | High                                 |

## Property and report details

|                         |                                                                        |
|-------------------------|------------------------------------------------------------------------|
| Report issued on        | 23 May 2017                                                            |
| Total useful floor area | 106 square metres                                                      |
| Building environment    | Heating and Natural Ventilation                                        |
| Calculation tool        | DesignBuilder Software Ltd, DesignBuilder SBEM, v5.0.3, SBEM, v5.3.a.0 |

## Assessor's details

|                        |                                                                                      |
|------------------------|--------------------------------------------------------------------------------------|
| Assessor's name        | Konstantinos Sotiriou                                                                |
| Telephone              | 02476 233144                                                                         |
| Email                  | <a href="mailto:kostas.sotiriou@wensleylawz.com">kostas.sotiriou@wensleylawz.com</a> |
| Employer's name        | Wensley & Lawz Ltd                                                                   |
| Employer's address     | 116 Walsgrave Road Coventry CV2 4ED                                                  |
| Assessor ID            | EES/018525                                                                           |
| 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](mailto: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.



## OGL

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