

## Energy performance certificate (EPC) recommendation report

275 Worcester Road  
Malvern  
WR14 1AA

Report number  
**0274-0290-1426-7643-1390**

Valid until  
**30 March 2036**

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### Energy rating and EPC

This property's energy rating is C.

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

### Additional recommendations

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Consider installing a ground source heat pump.	High

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## Property and report details

Report issued on	31 March 2026
Total useful floor area	716 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

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## Assessor's details

Assessor's name	Richard Weaver
Telephone	07812 050385
Email	<a href="mailto:richard.weaver@enercert.co.uk">richard.weaver@enercert.co.uk</a>
Employer's name	Enercert
Employer's address	328 Bath Road Worcester WR5 3EX
Assessor ID	QUID201584
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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