

# Energy performance certificate (EPC) recommendation report

12 The Circle  
Moorends  
DONCASTER  
DN8 4LL

Report number  
**9419-6178-9804-4101-5117**

Valid until  
**25 January 2033**

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## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

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

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	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

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## Property and report details

Report issued on	26 January 2023
Total useful floor area	46 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

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## Assessor's details

Assessor's name	John Mann
Telephone	07789740450
Email	<a href="mailto:homeinspector01@yahoo.co.uk">homeinspector01@yahoo.co.uk</a>
Employer's name	<insert Employer/Trading Name>
Employer's address	<insert Employer/Trading Address>
Assessor ID	STRO002093
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd

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