

Energy performance certificate (EPC) recommendation report

2-4 De Grey Square
De Grey Road
COLCHESTER
CO4 5YQ

Report number
2234-3441-0791-4000-9652

Valid until
30 August 2033

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.

Recommendations

Changes that may pay for themselves within 3 years

| Recommendation | Potential impact on carbon emissions |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 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 |

Changes that may pay for themselves in over 7 years

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

Property and report details

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|-------------------------|-----------------------------------------------------------------|
| Report issued on | 31 August 2023 |
| Total useful floor area | 411 square metres |
| Building environment | Air Conditioning |
| Calculation tool | Property Tectonics Ltd, Lifespan SBEM, v6.1.c.0, SBEM, v6.1.c.0 |

Assessor's details

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|------------------------|----------------------------------------------------------------|
| Assessor's name | Matthew Larner |
| Telephone | 07969283896 |
| Email | mjlarner@hotmail.com |
| Employer's name | Matthew Larner |
| Employer's address | 110 Sherwood Gardens, London, E14 9WW |
| Assessor ID | EES/028109 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |
