

# Energy performance certificate (EPC) recommendation report

111 Cannock Street  
LEICESTER  
LE4 9HR

Report number  
**0795-9940-2640-5000-5103**

Valid until  
**15 April 2029**

## 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 \(/energy-certificate/0550-0931-0029-5694-7002\)](#).

## 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
Add optimum start/stop to the heating system.	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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

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

Recommendation	Potential impact on carbon emissions
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
Consider replacing heating boiler plant with a condensing type.	High
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
Improve insulation on HWS storage.	Low

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

Recommendation	Potential impact on carbon emissions
Consider installing a ground source heat pump.	High
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

# Property and report details

Report issued on	16 April 2019
Total useful floor area	1,899 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.a.1

# Assessor's details

<b>Assessor's name</b>	Robin Lewis
<b>Telephone</b>	07531 522660
<b>Email</b>	<a href="mailto:robin.lewis150@ntlworld.com">robin.lewis150@ntlworld.com</a>
<b>Employer's name</b>	Sherwood Energy Consultants
<b>Employer's address</b>	37 Carrfield Avenue, Long Eaton, NOTTINGHAM, NG10 2BW
<b>Assessor ID</b>	STRO002850
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	Stroma Certification 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.



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