

Energy performance certificate (EPC) recommendation report

11 Crofts Lane
ROSS-ON-WYE
HR9 7AB

Report number
8796-8138-3812-3362-1554

Valid until
14 June 2036

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 in over 7 years

Recommendation	Potential impact on carbon emissions
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
Consider installing solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	15 June 2026
Total useful floor area	52 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Neil Roberts
Telephone	07539 934014
Email	neelroberts@hotmail.co.uk
Employer's name	Neil Roberts
Employer's address	47 Church Street, Tredegar, Gwent, NP22 3DR
Assessor ID	EES/011760
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
