

Energy performance certificate (EPC) recommendation report

1 Golden Lion Bank
WHITBY
YO21 3BS

Report number
0911-2200-1409-5730-3200

Valid until
16 September 2031

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 \(/energy-certificate/1720-1339-5002-0391-0206\)](#).

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 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	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 windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Recommendation	Potential impact
Add local time control to heating system.	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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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

17 September 2021

Total useful floor area

98 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name

Glenn Turner

Telephone

07595821195

Email

turnerglenn@gmail.com

Employer's name

Emerald Eco

Employer's address

71 Caymer Road Eastfield Scarborough

Assessor ID

QUID204421

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Quidos Limited

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 or call our helpdesk on 020 3829 0748.

There are no related reports for this property.