Energy performance certificate (EPC) recommendation report

14 Eld Lane
COLCHESTER
CO1 1LS

Report number
1057-8015-7283-5023-9007

Valid until
8 October 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 (/energy-certificate/7791-2697-3419-8987-3536).

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that may pay for themselves in over 7 years

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

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High

Additional recommendations

Recommendation	Potential impact on carbon emissions
As an alternative to HF fluorescent lamps consider LED replacements for further savings.	High

Property and report details

Report issued on	9 October 2026
Total useful floor area	61 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.co.uk
Employer’s name	Energy Evaluations & Solutions Ltd
Employer’s address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor ID	EES/008329
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems 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 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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