

Energy performance certificate (EPC) recommendation report

9-11 Alexandra Road
FARNHAM
GU14 6BU

Report number
9610-4001-0961-0000-1391

Valid until
19 September 2026

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	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
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	20 September 2016
Total useful floor area	401 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.7.0, SBEM, v5.2.g.3

Assessor's details

Assessor's name	Christopher Proctor
Telephone	07983 342340
Email	seaquinn4817@gmail.com
Employer's name	Inteb Managed Services
Employer's address	Egerton House 2 Tower Road Birkenhead United Kingdom CH41 1FN
Assessor ID	EES/010486
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
