

Energy performance certificate (EPC) recommendation report

59, High Street
Bottesford
NOTTINGHAM
NG13 0AA

Report number
0330-0148-0179-2523-7006

Valid until
27 July 2028

Energy rating and EPC

This property's energy rating is G.

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Low
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
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.	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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Medium
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

Recommendation**Potential impact on carbon emissions**

Consider installing solar water heating.

Low

Property and report details

Report issued on	28 July 2018
Total useful floor area	149 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.4.b, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Lee Clements
Telephone	07498714404
Email	lee.limetree@outlook.com
Employer's name	Easy EPC
Employer's address	12 Albion Street, Brighton, East Sussex, BN2 9NE
Assessor ID	STRO032804
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
