

## Energy performance certificate (EPC) recommendation report

Unit 2, Rake Heath Business Park  
London Road  
Hill Brow  
LISS  
GU33 7NT

Report number  
**5726-5151-6088-1228-8410**

Valid until  
**21 July 2035**

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### Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

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## 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 |
|--|--------------------------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low                                  |
| Add optimum start/stop to the heating system.  | Low                                  |

### Changes that may pay for themselves in over 7 years

| Recommendation  | Potential impact on carbon emissions |
|---|--------------------------------------|
| 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. | Low                                  |
| Some walls have uninsulated cavities - introduce cavity wall insulation.  | Medium                               |
| Consider installing building mounted wind turbine(s).   | Low                                  |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.  | Medium                               |
| Consider installing solar water heating.  | Low                                  |

## Property and report details

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|-------------------------|--|
| Report issued on        | 22 July 2025   |
| Total useful floor area | 259 square metres  |
| Building environment    | Air Conditioning   |
| Calculation tool        | DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2 |

## Assessor's details

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|------------------------|--|
| Assessor's name        | Levent Ulfet   |
| Telephone              | 07870964107  |
| Email                  | <a href="mailto:inform@epcexpert.co.uk">inform@epcexpert.co.uk</a> |
| Employer's name        | EPC Expert Ltd (www.EpcExpert.com)                                 |
| Employer's address     | The Enterprise Centre Cranborne Road Potters Bar EN6 3DQ           |
| Assessor ID            | EES/016196   |
| Assessor's declaration | The assessor is not related to the owner of the property.          |
| Accreditation scheme   | Elmhurst Energy Systems Ltd  |

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