

Energy performance certificate (EPC) recommendation report

497 Ongar Road
Pilgrims Hatch
BRENTWOOD
CM15 9JP

Report number
0854-6588-9679-5374-5614

Valid until
29 April 2036

Energy rating and EPC

This property's energy rating is D.

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
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on	30 April 2026
Total useful floor area	80 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Charles Barr
Telephone	02084687583
Email	chas@hapticepc.com
Employer's name	Haptic EPC Ltd
Employer's address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor ID	EES/027468
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
