

## Energy performance certificate (EPC) recommendation report

Upper Courtyard  
Ragley Hall  
Dunnington Road  
Ragley Park  
ARROW  
B49 5NJ

Report number  
**3440-8625-9052-8676-3282**

Valid until  
**8 July 2036**

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### Energy rating and EPC

This property's energy rating is A.

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 |
|--------------------------------------------------------------------------|--------------------------------------|
| Improve insulation on HWS storage.                                       | Low                                  |
| Some windows have high U-values - consider installing secondary glazing. | Medium                               |
| Add weather compensation controls to heating system.                     | Medium                               |

### Changes that may pay for themselves within 3 to 7 years

| Recommendation                                                                                         | Potential impact on carbon emissions |
|--------------------------------------------------------------------------------------------------------|--------------------------------------|
| 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                               |
| Some glazing is poorly insulated. Replace/improve glazing and/or frames.                               | Medium                               |

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

| Recommendation                                        | Potential impact on carbon emissions |
|-------------------------------------------------------|--------------------------------------|
| Consider installing building mounted wind turbine(s). | Low                                  |
| Consider installing solar water heating.              | Low                                  |
| Consider installing PV.                               | Low                                  |

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## Property and report details

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|-------------------------|---------------------------------------------|
| Report issued on        | 9 July 2026                                 |
| Total useful floor area | 383 square metres                           |
| Building environment    | Heating and Natural Ventilation             |
| Calculation tool        | G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0 |

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## Assessor's details

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|------------------------|------------------------------------------------------------------|
| Assessor's name        | Adam Lloyd                                                       |
| Telephone              | 07828875827                                                      |
| Email                  | <a href="mailto:adam_lloyd@live.co.uk">adam_lloyd@live.co.uk</a> |
| Employer's name        | iEPC Ltd (EPC Experts)                                           |
| Employer's address     | adam@epcexperts.co.uk                                            |
| Assessor ID            | EES/017454                                                       |
| Assessor's declaration | The assessor is not related to the owner of the property.        |
| Accreditation scheme   | Elmhurst Energy Systems Ltd                                      |

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