

Energy performance certificate (EPC) recommendation report

UNIT 1A, 2-3
SEAWAY PARADE INDUSTRIAL
ESTATE
BAGLAN
SA12 7BR

Certificate number
1194-3422-6801-6438-4441

Valid until
21 October 2030

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/1117-2605-7222-5514-1755\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low

Additional recommendations

Recommendation

Potential impact

Consider upgrading all non LED lighting to LED equivalents

High

Property and report details

Report issued on

22 October 2020

Total useful floor area

1429 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

Assessor's details

Assessor's name

Joe Hussey

Telephone

07411150850

Employer's name

Braithwaite Energy

Employer's address

Kemp House 152 City Road London EC1V 2NX

Assessor ID

EES/018638

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's declaration

The assessor is not related to the owner of the property.

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related reports for this property.