

Energy performance certificate (EPC) recommendation report

The Old Granary
Hall Farm
Bury Road
GREAT THURLOW
CB9 7LF

Report number
7625-8286-8804-5494-5170

Valid until
22 April 2032

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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
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

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 an air source heat pump.	Medium
Consider installing solar water heating.	Low
Consider installing a ground source heat pump.	High
Consider installing PV.	Low

Property and report details

Report issued on	23 April 2022
Total useful floor area	549 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Neil Stallard
Telephone	07856021700
Email	neilstallard2@hotmail.co.uk
Employer's name	<insert Employer/Trading Name>
Employer's address	<insert Employer/Trading Address>
Assessor ID	EES/009044
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
