

Energy performance certificate (EPC) recommendation report

19 Newlands End
Laindon
BASILDON
SS15 6DU

Report number
2256-9383-5576-6727-3825

Valid until
11 November 2035

Energy rating and EPC

This property's energy rating is C.

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

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
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
Add local temperature control to the heating system.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	12 November 2025
Total useful floor area	276 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Dean Mortimer
Telephone	07919043058
Email	dino63@live.co.uk
Employer's name	D E M Associates
Employer's address	Botelers, Basildon, Essex
Assessor ID	EES/016494
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
