

# Energy performance certificate (EPC) recommendation report

20, Corringham Road  
STANFORD-LE-HOPE  
SS17 0AH

Report number  
**0080-0043-9949-3392-2002**

Valid until  
**10 February 2027**

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## 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.

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## 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add optimum start/stop to the heating system.	Medium

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

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

## Property and report details

Report issued on	11 February 2017
Total useful floor area	53 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0

## Assessor's details

Assessor's name	Kevin Pennock
Telephone	07484685462
Email	<a href="mailto:heronpropertys@gmail.com">heronpropertys@gmail.com</a>
Employer's name	Heron Property Services
Employer's address	1, Heron Road, Kelvedon, Essex. CO5 9NE
Assessor ID	EES/003634
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd