

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

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.

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

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

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