

Energy performance certificate (EPC) recommendation report

59 Somers Road
Rugby
CV22 7DG

Report number
0220-0043-0989-9908-2002

Valid until
9 August 2027

Energy rating and EPC

This property's current energy rating is F.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9209-3098-0938-0000-2201\)](#).

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 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes. | Low |
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. | Low |
| 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. | Low |
| 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 |

Recommendation**Potential
impact**

Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.

Low

Some windows have high U-values - consider installing secondary glazing.

Medium

Add local temperature control to the heating system.

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

Roof is poorly insulated. Install or improve insulation of roof.

Medium

Property and report details**Report issued on**

10 August 2017

Total useful floor area

279 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**

Gregg Woodall

Telephone

01608 682948

Emailinfo@greggwoodall.co.uk

Employer's name

Gregg Woodall Associates

Employer's address

Linholm, Front Street, Ilmington, CV36 4LB

Assessor ID

EES/019776

Assessor's declaration

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

Accreditation scheme

Elmhurst Energy Systems Ltd

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.