

Energy performance certificate (EPC) recommendation report

60 Nursery Road
SUNBURY-ON-THAMES
TW16 6LG

Report number
4176-8438-1068-0804-8071

Valid until
31 July 2033

Energy rating and EPC

This property's current energy rating is C.

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Additional recommendations

Recommendation	Potential impact
Consider installing PIR lighting controls where applicable. PIR controls with automatically switch on and off lights and are cost effective for communal areas such as hallways toilets etc	Low

Property and report details

Report issued on	1 August 2023
Total useful floor area	160 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Simon William Thomas Coombs
Telephone	07736808643
Email	simon.coombs@local-epc.com
Employer's name	Network Energy
Employer's address	30 St Johns Road WATFORD WD17 1QA
Assessor ID	EES/016213
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd