

Energy performance certificate (EPC) recommendation report

Unit 2
172 Wells Road
BRISTOL
BS4 2AL

Report number
0560-0843-1859-3396-2002

Valid until
6 July 2027

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 \(/energy-certificate/9613-3036-0835-0800-5291\)](#).

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Consider installing solar water heating.	Low

Recommendation**Potential
impact**

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Low

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Low

Property and report details**Report issued on**

7 July 2017

Total useful floor area

81 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

Elmhurst Energy Systems Ltd, SBEM Online, v2.02, SBEM, v5.3.a.0

Assessor's details**Assessor's name**

Martyn Goodchild

Telephone

0203 905 60 99

Emailmartyn@energypack.co.uk**Employer's name**

Floorplanz Limited

Employer's address

Suite 1.14, Building Three, Watchmoor Park, Camberley, GU15 3YL

Assessor ID

EES/019839

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.