

# Energy performance certificate (EPC) recommendation report

4 St Marys Street  
MARKET DRAYTON  
TF9 1AA

Report number  
**0347-7821-2525-6027-  
1654**

Valid until  
**21 April 2034**

## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2632-1090-0468-2203-5005\)](/energy-certificate/2632-1090-0468-2203-5005).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Consider replacing HWS with point of use system.	Medium
Add time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider replacing heating boiler plant with high efficiency type.	High

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
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
Add optimum start/stop to the heating system.	Medium
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.	High

Some walls have uninsulated cavities - introduce cavity wall insulation.

High

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

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

## **Changes that may pay for themselves in over 7 years**

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing solar water heating.	Low

# **Property and report details**

<b>Report issued on</b>	22 April 2024
<b>Total useful floor area</b>	89 square metres
<b>Building environment</b>	Heating and Natural Ventilation
<b>Calculation tool</b>	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

# Assessor's details

<b>Assessor's name</b>	Mark Humphreys
<b>Telephone</b>	07895013101
<b>Email</b>	<a href="mailto:epc@legalbricks.co.uk">epc@legalbricks.co.uk</a>
<b>Employer's name</b>	eesEPC
<b>Employer's address</b>	same as above
<b>Assessor ID</b>	EES/028259
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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