

Energy performance certificate (EPC) recommendation report

Nissen Hut
Dawley Road
Lawley
TELFORD
TF4 2PD

Report number
8104-1249-7402-0008-5302

Valid until
20 August 2031

Energy rating and EPC

This property's energy rating is G.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2070-3808-1490-3204-1501\)](/energy-certificate/2070-3808-1490-3204-1501).

Recommendations

Changes that may pay for themselves within 3 years

| Recommendation | Potential impact on carbon emissions |
|---|--------------------------------------|
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. | Low |
| Consider replacing T8 lamps with retrofit T5 conversion kit. | High |

Changes that may pay for themselves within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| 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 |

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Some solid walls are poorly insulated - introduce or improve internal wall insulation. | Medium |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| 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 |
| Consider installing solar water heating. | Low |

Property and report details

| | |
|-------------------------|------------------------------------|
| Report issued on | 21 August 2021 |
| Total useful floor area | 78 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0 |

Assessor's details

| | |
|--------------------|--|
| Assessor's name | Ceri Ransome |
| Telephone | 01952 936858 |
| Email | ceriransome@live.co.uk |
| Employer's name | CRHR |
| Employer's address | 15 Hafren Road, Little Dawley, Telford TF4 3HJ |
| Assessor ID | QUID201006 |

Assessor's declaration

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

Accreditation scheme

Quidos Limited

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 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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