

## Energy performance certificate (EPC) recommendation report

36-37 The Leys  
EVESHAM  
WR11 3AP

Report number  
**4123-0380-9638-0782-0667**

Valid until  
**31 October 2032**

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### 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.

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## 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.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low

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

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

## Property and report details

Report issued on	1 November 2022
Total useful floor area	93 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.2, SBEM, v6.1.c.0

## Assessor's details

Assessor's name	Terry Russell
Telephone	07800581240
Email	<a href="mailto:terry@estatesurveys.co.uk">terry@estatesurveys.co.uk</a>
Employer's name	Estate Surveys Ltd
Employer's address	Knapp Farm Crossways Lane Thornbury Bristol BS35 3UE
Assessor ID	EES/001322
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd