

Energy performance certificate (EPC) recommendation report



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Telephone: 020 3829 0748

9, South Street
SCARBOROUGH
YO11 2BP

Report number
0710-0147-6639-9821-8002

This report expired on
25 September 2023

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

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
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 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 may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	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
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	26 September 2013
Total useful floor area	104 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM Standard, v17.0, SBEM, v4.1.e.5

Assessor's details

Assessor's name	David Wilson
Telephone	07815738049
Email	david@wilsondea.co.uk
Employer's name	Wilson Energy Assessors
Employer's address	18 Westway, Scarborough, North Yorkshire, YO11 3ED
Assessor ID	STER000120
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd
