

Energy performance certificate (EPC) recommendation report

The Tree
166 Uxbridge Road
Mill End
RICKMANSWORTH
WD3 8BQ

Report number
9563-4069-0888-0090-1721

Valid until
11 December 2028

Energy rating and EPC

This property's current energy rating is D.

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

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 tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider replacing heating boiler plant with a condensing type.	High
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Consider replacing existing non-LED lighting with LED equivalents	Medium

Property and report details

Report issued on	12 December 2018
Total useful floor area	209 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Richard Siddall
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Employer's name	Wensley & Lawz Ltd
Employer's address	116 Walsgrave Road Coventry CV2 4ED
Assessor ID	EES/007509
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd