

# Energy performance certificate (EPC) recommendation report

4 UNTHANK ROAD  
NORWICH  
NR2 2RA

Report number  
**5113-5517-4855-0670-5731**

Valid until  
**17 June 2031**

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## Energy rating and EPC

This property's energy rating is E.

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

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## Recommendations

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

### 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

### Additional recommendations

Recommendation	Potential impact on carbon emissions
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.	Medium

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## Property and report details

Report issued on	18 June 2021
Total useful floor area	36 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

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## Assessor's details

Assessor's name	Ian Blanchard
Telephone	01493 667 335
Email	<a href="mailto:ian@epcenergysurveys.co.uk">ian@epcenergysurveys.co.uk</a>
Employer's name	EPC Energy Surveys.co.uk
Employer's address	Weismain Burgh Road Great Yarmouth NR31 9EG
Assessor ID	EES/015116
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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