

Energy performance certificate (EPC) recommendation report

19 Strait Bargate
BOSTON
PE21 6EE

Report number
2757-8036-9196-3455-8472

Valid until
21 November 2032

Energy rating and EPC

This property's current energy rating is C.

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 in more than 7 years

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

Additional recommendations

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Install more efficient water heater.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing PV.	Low
Consider replacing HWS with point of use system.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	22 November 2022
Total useful floor area	319 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.2, SBEM, v6.1.c.0

Assessor's details

Assessor's name	Anthony Blaine
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Employer's name	A&C Energy Surveys Ltd
Employer's address	as above
Assessor ID	EES/016267
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd