Energy performance certificate (EPC) recommendation report

5a High Street
HORNCHURCH
RM11 1TP

Report number
0826-4557-5449-8831-0060

Valid until
14 April 2033

Energy rating and EPC

This property's current energy rating is E.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Low
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	High
Add local time control to heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

Property and report details

Report issued on	15 April 2023
Total useful floor area	74 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor’s details

Assessor’s name	Paul Fearon
Telephone	02082795619
Email	info@epcstart.co.uk
Employer’s name	EPC START
Employer’s address	31 Rectory Lane Essex IG10 1NZ
Assessor ID	STRO024954
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd