

Energy performance certificate (EPC) recommendation report

The District
78-80 Unthank Road
NORWICH
NR2 2RW

Report number
0740-2271-0420-9040-9050

Valid until
18 May 2030

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
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.	Low
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add weather compensation controls to heating system.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	19 May 2020
Total useful floor area	715 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Andrew Gowing
Telephone	01508 536834
Email	andrew_gowing@btinternet.com
Employer's name	Andrew Gowing Home Inspections
Employer's address	7 Red Robin Close, Tharston, Norwich, Norfolk, NR15 2ZD
Assessor ID	EES/006936
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd