

# Energy performance certificate (EPC) recommendation report

25-27 Surrey Street  
NORWICH  
NR1 3NX

Report number  
**2080-8420-8050-9349-6854**

Valid until  
**26 January 2032**

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## 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.

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## 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.	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

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Consider installing solar water heating.	Low

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## Property and report details

Report issued on	27 January 2022
Total useful floor area	1004 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

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## Assessor's details

Assessor's name Leigh Sewell

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Assessor ID EES/022230

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Assessor's declaration The assessor is not related to the owner of the property.

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Accreditation scheme Elmhurst Energy Systems Ltd

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