

## Energy performance certificate (EPC) recommendation report

The Holly Tree  
St Judes Road  
ENGLEFIELD GREEN  
TW20 0DB

Report number  
**0085-4805-1288-8805-4034**

Valid until  
**26 June 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add weather compensation controls to heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

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

Recommendation	Potential impact
Consider installing a ground source heat pump.	High

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

## Property and report details

Report issued on	27 June 2022
Total useful floor area	246 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.0, SBEM, v6.1.b.0

## Assessor's details

Assessor's name	Kertis Beswick
Telephone	01924669940
Email	<a href="mailto:kbeswick@compliance365.co.uk">kbeswick@compliance365.co.uk</a>
Employer's name	Compliance 365
Employer's address	6 Mariner Court
Assessor ID	STRO037259
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd