

Energy performance certificate (EPC) recommendation report

|                                                                |                                           |
|----------------------------------------------------------------|-------------------------------------------|
| The Peacock<br>97 Watling Street West<br>TOWCESTER<br>NN12 6AG | Report number<br>6075-3644-2759-9809-9478 |
|                                                                | Valid until<br>6 July 2033                |

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 within 3 years

| Recommendation                                                                                                                                                                                                   | Potential impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Improve insulation on HWS storage.                                                                                                                                                                               | Low              |
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.                                                                                                                                  | Low              |
| Add time control to heating system.                                                                                                                                                                              | Medium           |
| Add optimum start/stop to the heating system.                                                                                                                                                                    | 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              |
| 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           |
| Consider replacing T8 lamps with retrofit T5 conversion kit.                                                                                                                                                     | Medium           |
| Some walls have uninsulated cavities - introduce cavity wall insulation.                                                                                                                                         | Medium           |
| Some windows have high U-values - consider installing secondary glazing.                                                                                                                                         | Medium           |
| 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           |
| Add local time control to heating system.                                                              | 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           |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.     | Low              |

| Recommendation                                                           | Potential impact |
|--------------------------------------------------------------------------|------------------|
| Some glazing is poorly insulated. Replace/improve glazing and/or frames. | Medium           |
| Consider installing an air source heat pump.                             | Medium           |
| Consider installing a ground source heat pump.                           | Medium           |

Changes that pay for themselves in more than 7 years

| 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              |
| Consider installing PV.                                                                                                                                                        | Low              |

Property and report details

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|-------------------------|------------------------------------------------------------------------|
| Report issued on        | 7 July 2023                                                            |
| Total useful floor area | 459 square metres                                                      |
| Building environment    | Heating and Natural Ventilation                                        |
| Calculation tool        | DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0 |

Assessor’s details

|                        |                                                                      |
|------------------------|----------------------------------------------------------------------|
| Assessor’s name        | Julian Clarke                                                        |
| Telephone              | 01924 669941                                                         |
| Email                  | <a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a> |
| Employer’s name        | Compliance 365                                                       |
| Employer’s address     | 6 Mariner Court                                                      |
| Assessor ID            | EES/028250                                                           |
| Assessor’s declaration | The assessor is not related to the owner of the property.            |
| Accreditation scheme   | Elmhurst Energy Systems Ltd                                          |