

Energy performance certificate (EPC) recommendation report

129 Raby Road
HARTLEPOOL
TS24 8DT

Report number
1242-8970-9454-9831-9490

Valid until
20 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](#) ([/energy-certificate/9865-9368-0171-2142-1713](#)).

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
Add time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

Additional recommendations

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
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
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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

Property and report details

Report issued on

21 April 2023

Total useful floor area

73 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.0

Assessor's details**Assessor's name**

Frank Rogers

Telephone

07831 314375

Email

energy.education@btconnect.com

Employer's name

Energy Education North

Employer's address

19 Trentbrooke Avenue, Hartlepool, TS25 5JN

Assessor ID

EES/019714

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.