

## Energy performance certificate (EPC) recommendation report

Abbey Road Surgery  
63 Abbey Road  
WALTHAM CROSS  
EN8 7LJ

Report number  
**5521-7886-7030-0324-6203**

Valid until  
**13 February 2034**

### Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

### Recommendations

#### Additional recommendations

Recommendation	Potential impact on carbon emissions
Complete lighting design, install lighting with LED units with specs to achieve at least 100 Lumens/ Watt average across whole building	High
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	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

## Property and report details

Report issued on	14 February 2024
Total useful floor area	351 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	IES Ltd, Virtual Environment, v7.0.24, SBEM, v6.1.e.0

---

## Assessor's details

Assessor's name	Ben Followell
Telephone	0333 566 0182
Email	<a href="mailto:ben.followell@meessolutions.co.uk">ben.followell@meessolutions.co.uk</a>
Employer's name	MEES Solutions Limited
Employer's address	85 Great Portland Street, First Floor, London W1W 7LT
Assessor ID	LCEA206390
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	CIBSE Certification Limited

---