

Energy performance certificate (EPC) recommendation report

39 Broad Walk
HARLOW
CM20 1JF

Report number
0140-0440-9862-0103-9002

Valid until
8 July 2030

Energy rating and EPC

This property's energy rating is C.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low

Property and report details

Report issued on	9 July 2020
Total useful floor area	2,450 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.0, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Michele Di Iasio
Telephone	01375376291
Email	michele.diasio@carbonprofile.co.uk
Employer's name	Carbon Profile Limited
Employer's address	Unit 2 Long Leys Farm Leys Road Oxford OX2 9QG
Assessor ID	EES/021479
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
