

Energy performance certificate (EPC) recommendation report

Manor Oak Surgery
Horebeech Lane
Horam
HEATHFIELD
TN21 0DS

Report number
9920-7989-0456-9770-6054

Valid until
18 December 2026

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

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	19 December 2016
Total useful floor area	288 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v19.0, SBEM, v5.2.g.3

Assessor's details

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com
Employer's name	EPC Brighton Ltd
Employer's address	16 Holmes Avenue Hove BN3 7LA
Assessor ID	EES/015102
Assessor's declaration	The assessor is employed by the property owner.
Accreditation scheme	Elmhurst Energy Systems Ltd
