

Energy performance certificate (EPC) recommendation report

4 Northgate CHICHESTER PO19 1BA	Report number 2763-1074-6752-7912-8137
	Valid until 22 December 2032

Energy rating and EPC

This property’s current energy rating is D.

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 to 7 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Additional recommendations

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	23 December 2022
Total useful floor area	315 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.3, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Jeremy Maltby
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Employer's name	UK Energy Surveys
Employer's address	The Studio 22 Stanmore Lane Winchester SO22 4AJ
Assessor ID	EES/015691
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd