

## Energy performance certificate (EPC) recommendation report

22 Darlington Road  
FERRYHILL  
DL17 8JP

Report number  
**5973-9287-2061-2725-5613**

Valid until  
**11 June 2033**

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### Energy rating and EPC

This property's current energy rating is C.

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

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## 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
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
Add optimum start/stop to the heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

<b>Recommendation</b>	<b>Potential impact</b>
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider switching from gas to biomass.	High

## Changes that pay for themselves in more than 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Property and report details

Report issued on	12 June 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	Gary Strong
Telephone	07816483034
Email	<a href="mailto:richmondsepc@hotmail.co.uk">richmondsepc@hotmail.co.uk</a>
Employer's name	Richmonds Energy Assessors
Employer's address	34 Hall Lane Est, Willington, Crook, County Durham, DL15 0QF
Assessor ID	EES/019730
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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