Energy performance certificate (EPC) recommendation report

Forest Road Fish Bar
154 Forest Road
Kirkby-in-Ashfield
NOTTINGHAM
NG17 9HW

Report number
0594-0091-0340-5500-6803

Valid until
7 January 2028

Energy rating and EPC

This property's energy rating is E.

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.	Low
Install more efficient water heater.	Low
Consider replacing HWS with point of use system.	Low
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low

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 an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	8 January 2018
Total useful floor area	121 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.3.a, SBEM, v5.3.a.0

Assessor’s details

Assessor’s name	Danny Hopkinson
Telephone	0203 397 8220
Email	hello@propcert.co.uk
Employer’s name	Homes Property & Energy Assessments
Employer’s address	8 Knowleston Place, Matlock, DE4 3BU
Assessor ID	QUID205969
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited