

Energy performance certificate (EPC) recommendation report

Winchcombe Youth Centre
9 Gretton Road
Winchcombe
Cheltenham
GL54 5EE

Report number
7949-3327-4097-4477-6655

Valid until
24 June 2033

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
Add optimum start/stop to the heating system.	Medium
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

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 local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

Property and report details

Report issued on	25 June 2023
Total useful floor area	250 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	Martyn Goodchild
Telephone	07811 263657
Email	martyn@energypack.co.uk
Employer's name	Energy Pack Surveyors Ltd
Employer's address	Suite 1, Millennium Plaza, Warwick Place, Cheltenham, GL52 2NP
Assessor ID	EES/019619
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd