

Energy performance certificate (EPC) recommendation report

4 The Circus
Kingston Road
LEATHERHEAD
KT22 7BZ

Report number
5498-0078-7977-2049-1986

Valid until
26 October 2031

Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/4098-3498-1224-6249-7893\)](#).

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
Install more efficient water heater.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low
Consider installing an air source heat pump.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Low
Consider installing PV.	Low

Property and report details

Report issued on	27 October 2021
Total useful floor area	39 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.03, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Mike Walker
Telephone	07872 180720
Email	mikewalker@ecoepcs.co.uk
Employer's name	ecoEPCs
Employer's address	4 Sydney Cottages, Elm Road, Claygate, KT10 0EJ
Assessor ID	EES/019741
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related reports for this property.

