

# Energy performance certificate (EPC) recommendation report

66-68 High Street  
SOUTHEND-ON-SEA  
SS1 1JF

Report number  
**7330-3959-9403-8655-2820**

Valid until  
**16 May 2033**

## Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, [see the EPC for this property](#) ([/energy-certificate/8363-2844-0361-1858-2101](#)).

## 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	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 pay for themselves within 3 to 7 years

Recommendation	Potential impact
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
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**Recommendation****Potential  
impact**

Add optimum start/stop to the heating system.

Medium

Add weather compensation controls to heating system.

Low

Some solid walls are poorly insulated - introduce or improve internal wall insulation.

Medium

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

**Property and report details****Report issued on**

17 May 2023

**Total useful floor area**

565 square metres

**Building environment**

Air Conditioning

**Calculation tool**

CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

**Assessor's details****Assessor's name**

John Elson

**Telephone**

07905 017383

**Email**

[johne921@gmail.com](mailto:johne921@gmail.com)

**Employer's name**

<insert Employer/Trading Name>

**Employer's address**

<insert Employer/Trading Address>

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**Assessor ID**

EES/013083

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Accreditation scheme**

Elmhurst Energy Systems Ltd

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Report number**

[9418-5092-4756-1805-8467 \(/energy-certificate/9418-5092-4756-1805-8467\)](/energy-certificate/9418-5092-4756-1805-8467)

**Valid until**

23 April 2033

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