

Energy performance certificate (EPC) recommendation report

Grange Farm Factory
Heanor Road
Loscoe
HEANOR
DE75 7JT

Report number
1914-2482-0505-9944-4766

Valid until
18 May 2033

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.

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 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
Add weather compensation controls to heating system.	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

Additional recommendations

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
Consider installing a ground source heat pump.	Medium

Property and report details

Report issued on	19 May 2023
Total useful floor area	8,215 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Michael Burrows
Telephone	07917418800
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Employer's name	Nationwide Energy Consultancy Ltd
Employer's address	31 Huntington Crescent Leeds LS16 5RT
Assessor ID	STER000555
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd