

Energy performance certificate (EPC) recommendation report

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OFFICE BUILDING
Loscoe Chilled Food Ltd
Grange Farm Factory
Heanor Road
HEANOR
DE75 7JT

Report number
**0030-5929-0415-2941-
7090**

Valid until
30 June 2025

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Energy rating and EPC

This property's current energy rating is D.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Improve insulation on HWS storage.	Low

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
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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The default heat generator efficiency is chosen. High
 It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.

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

Add local time control to heating system. Low

Property and report details

Report issued on 1 July 2015

Total useful floor area 823 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name	Lee Clements
Telephone	07766227554
Email	lee.limetree@outlook.com
Employer's name	Cubic Apple
Employer's address	Oak House, Sheepy Road, Atherstone, Warwickshire, CV9 3AD
Assessor ID	STRO000403
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification 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

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

There are no related reports for this property.

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