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Energy performance certificate (EPC) recommendation report

Unit 3 & 4 Newquay Road Business Park Newquay Road ST COLUMB ROAD TR9 6RT	Report number 5420-7825-7110-8715-5060
	Valid until 23 September 2034

Energy rating and EPC

This property’s energy rating is B.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/5618-4594-6063-5599-9804\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

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.

Potential impact on carbon emissions

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Add optimum start/stop to the heating system.

Potential impact on carbon emissions

Low

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
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

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low

Property and report details

Report issued on	24 September 2024
Total useful floor area	165 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Mark Rees
Telephone	01872277666
Email	mark@epsw.uk
Employer's name	Energy Performance SW Ltd
Employer's address	18 St Clements Terrace, Truro, Cornwall TR1 1HN
Assessor ID	EES/012665
Assessor's declaration	The assessor is not related to the owner of the property.

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 (Monday to Friday, 9am to 5pm).

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