

Energy performance certificate (EPC) recommendation report

4 Orbital Business Centre
Brooker Road
WALTHAM ABBEY
EN9 1JH

Report number
0070-4987-0468-8820-8024

Valid until
12 March 2028

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](#) ([/energy-certificate/0792-0878-6230-8800-4803](#)).

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

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
Consider installing solar water heating.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Consider installing an air source heat pump.	High
Consider installing PV.	Low

Additional recommendations

Recommendation**Potential
impact**

Consider installing new LED Lighting throughout the building

Medium

Property and report details**Report issued on**

13 March 2018

Total useful floor area

330 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

G-ISBEM Ltd, G-ISBEM, v21.0, SBEM, v5.4.a.1

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

Mr Terry Tsakistras, DipNDEA, DipNDEA(Scotland), DipDEC, DipGDNDA, BOHS P402.

Telephone

07808292535

Emailterry@tagepc.co.uk**Employer's name**

Trinity Alexander Group

Employer's address

Head Office 34 Westow Hill London SE19 1RX

Assessor ID

STRO002091

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.