

# Energy performance certificate (EPC) recommendation report

2-4 Northwood Road  
HAREFIELD  
UB9 6PW

Report number  
**0021-1202-0402-9248-1804**

Valid until  
**6 February 2032**

## Energy rating and EPC

This property's current energy rating is F.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

## Property and report details

Report issued on	7 February 2022
Total useful floor area	86 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Umair Naeem Baig
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>
Employer's name	PROPCERT
Employer's address	Provident House Burrell Row Beckenham BR3 1AT
Assessor ID	QUID205018
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited