

# Energy performance certificate (EPC) recommendation report

51 EDDE CROSS STREET  
ROSS-ON-WYE  
HR9 7BZ

Report number  
0528-1120-4285-9071-2767

Valid until  
7 March 2031

## 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 \(/energy-certificate/9588-4643-6772-7666-5154\)](#).

## 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 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

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

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Property and report details

**Report issued on**

8 March 2021

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**Total useful floor area**

191 square metres

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**Building environment**

Heating and Natural Ventilation

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**Calculation tool**

Elmhurst Energy Systems Ltd, SBEM Online, v4.02, SBEM, v5.6.b.0

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

Stephen Harper

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**Telephone**

01594 810090 07500804620

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**Email**

[forestenergyassessors@talktalk.net](mailto:forestenergyassessors@talktalk.net)

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**Employer's name**

Stephen Harper

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**Employer's address**

1 Rose Cottage, Old Road, Coalway, Coleford, Gloucestershire, GL16 7JN

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**Assessor ID**

EES/008432

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**Accreditation scheme**

Elmhurst Energy Systems Ltd

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related reports for this property.