

Energy performance certificate (EPC) recommendation report

Thorneyfield Guest House
Compston Road
Ambleside
LA22 9DJ

Report number
3289-2496-0317-6146-8950

Valid until
2 January 2031

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.

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
Improve insulation on HWS storage.	Low
Add optimum start/stop to the heating system.	Medium
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.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add weather compensation controls to heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider switching from gas to biomass.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Recommendation	Potential impact
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	3 January 2021
Total useful floor area	289 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Neil Austin - 01253 486 919
Telephone	01253486919
Email	neil.austin@ener-services.co.uk
Employer's name	Ener Services & Surveys Ltd
Employer's address	Airey House Shepherd Road Lytham St Annes FY8 3ST
Assessor ID	EES/017379
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd