

Energy performance certificate (EPC) recommendation report

303 Richmond Road
KINGSTON UPON THAMES
KT2 5QU

Certificate number
0270-7272-0460-1090-7064

Valid until
25 March 2030

Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0226-2771-6930-0700-7003\)](#).

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.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Recommendation**Potential impact**

Add local temperature control to the heating system.

Medium

Add weather compensation controls to heating system.

Medium

Add local time control to heating system.

Low

Some solid walls are poorly insulated - introduce or improve internal wall insulation.

Medium

Changes that pay for themselves in more than 7 years**Recommendation****Potential impact**

Consider installing solar water heating.

Low

Roof is poorly insulated. Install or improve insulation of roof.

Medium

Consider installing PV.

Low

Property and report details**Report issued on**

26 March 2020

Total useful floor area

130 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1

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

Mike Walker

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07872 180720

Emailmikewalker@ecoepcs.co.uk

Employer's nameecoEPCs

Employer's address4 Sydney Cottages, Elm Road, Claygate, KT10 0EJ

Assessor IDEES/019741

Accreditation schemeElmhurst Energy Systems Ltd

Assessor's declarationThe 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.

There are no related reports for this property.