

# Energy performance certificate (EPC) recommendation report

Lulus  
Tregenna Hill  
St. Ives  
TR26 1SE

Report number  
**0692-0818-7940-5600-5303**

Valid until  
**5 September 2027**

## 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/0550-0833-8679-2901-6002](#)).

## 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.	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

## 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 PV.	Low

## Additional recommendations

**Recommendation****Potential  
impact**

Consider engaging experts to review the condition of the building fabric and propose measures to improve energy performance.

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High

Consider engaging experts to review the buildings lighting strategies and propose alterations and/or upgrades to daylighting provisions, luminaires and their control systems, and an implementation plan.

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High

**Property and report details****Report issued on**

6 September 2017

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**Total useful floor area**

92 square metres

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**Building environment**

Heating and Natural Ventilation

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**Calculation tool**

CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0

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

Matthew Morris

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**Telephone**

07738739216

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**Email**

[epc@eastrose.co.uk](mailto:epc@eastrose.co.uk)

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**Employer's name**

EAST ROSE ENERGY ASSESSMENTS LTD

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**Employer's address**

EAST ROSE, St Breward, Bodmin, Cornwall, PL30 4NL

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**Assessor ID**

EES/009021

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## **Assessor's declaration**

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

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## **Accreditation scheme**

Elmhurst Energy Systems Ltd

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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 [dluhc.digital-services@levellingup.gov.uk](mailto: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.