

# Energy performance certificate (EPC) recommendation report

Spread Eagle  
34-36 Forest Road  
Piddington  
NORTHAMPTON  
NN7 2DA

Report number  
**0393-0808-5140-9890-8503**

Valid until  
**7 October 2025**

## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0980-0835-8859-3100-3092\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium

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

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

## Property and report details

Report issued on	8 October 2015
Total useful floor area	267 square metres
Building environment	Heating and Natural Ventilation

Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.2.0, SBEM, v5.2.d.2
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## Assessor's details

Assessor's name	Richard Siddall
Telephone	0
Email	<a href="mailto:richard.siddall@wensleylawz.com">richard.siddall@wensleylawz.com</a>
Employer's name	Wensley And Lawz Ltd
Employer's address	116 Walsgrave Road National Westminster Building Coventry CV2 4ED
Assessor ID	NGIS801908
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Northgate

## 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.

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