

Energy performance certificate (EPC) recommendation report

5-6 Well Walk CHELTENHAM GL50 3JX	Report number 6202-7211-7401-3827-9276
	Valid until 8 September 2036

Energy rating and EPC

This property’s energy rating is D.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/7758-2514-9139-6446-6100\)](#).

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
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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Change all lights to LEDs	Medium

Property and report details

Report issued on	9 September 2026
Total useful floor area	169 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Martyn Goodchild
Telephone	07811 263657

Email	martyn@energypack.co.uk
Employer's name	Energy Pack Surveyors Ltd
Employer's address	321 Swindon Road, Cheltenham, Gloucestershire, GL51 9LB
Assessor ID	EES/019619
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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