

Energy performance certificate (EPC) recommendation report

343 Lord Street
SOUTHPORT
PR8 1NH

Report number
0550-0341-0989-0398-5006

Valid until
15 August 2029

Energy rating and EPC

This property's current energy rating is E.

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
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls 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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on 16 August 2019

Total useful floor area 306 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1

Assessor's details

Assessor's name Cornelius Ward

Telephone 01942256304

Email con@cccenergy.co.uk

Employer's name The Energy Team t/a CCC Energy

Employer's address Unit 9 Armstrong Point, Hindley Green, Wigan, WN2 4AU

Assessor ID STRO029049

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Stroma Certification Ltd
