

Energy performance certificate (EPC) recommendation report

11, Moor Park Avenue
BLACKPOOL
FY2 0LT

Report number
0230-0845-7629-5899-7092

Valid until
17 November 2025

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.

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.	High
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
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

Additional recommendations

Recommendation	Potential impact
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium

Recommendation	Potential impact
Consider replacing heating boiler plant with a condensing type.	Low

Property and report details

Report issued on 18 November 2015

Total useful floor area 31 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name

Neil Austin

Telephone

01253486919

Email

neil.austin@ener-services.co.uk

Employer's name

Neil Austin

Employer's address

3 Lima Road, Lytham St Annes

Assessor ID

EES/017379

Assessor's declaration

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

Accreditation scheme

Elmhurst Energy Systems Ltd
