

## Energy performance certificate (EPC) recommendation report

Unit 3  
Barracks Road  
Newcastle Under Lyme  
ST5 1AW

Report number  
**2906-4909-3764-9349-8453**

Valid until  
**26 March 2035**

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### 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.

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## Recommendations

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

Recommendation	Potential impact on carbon emissions
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
Add weather compensation controls to heating system.	Low

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

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

### Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider replacing your central heating system, which relies on warm air distribution, with an expanded air conditioning system. By upgrading to a reverse-cycle air conditioning (heat pump) system, you can efficiently manage both heating and cooling needs, reducing energy consumption and improving overall comfort. This change can lead to lower maintenance costs, better temperature control, and environmental benefits	High
Ensure that heating and cooling do not operate simultaneously. Set a gap or "dead band" of about 5 degrees between heating and cooling systems to avoid overlap. This could result in a 10% saving on energy costs. For example, set heating to switch off at 19°C and cooling to activate only when temperatures exceed 24°C.	High

## Property and report details

Report issued on	27 March 2025
Total useful floor area	99 square metres
Building environment	Air Conditioning
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Benjamin Burnett
Telephone	08002335669
Email	<a href="mailto:ben@nrg-uk.co.uk">ben@nrg-uk.co.uk</a>
Employer's name	NRG Assessments Ltd
Employer's address	Hill House, Hillwood Road, Four Oaks, Birmingham, B75 5QN
Assessor ID	STER000954
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd