

Energy performance certificate (EPC) recommendation report

44-48 Higher Hillgate
Stockport
SK1 3PX

Report number
4422-4011-5756-4264-8442

Valid until
15 April 2034

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.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider having a full lighting design completed and implement any recommendations	Low

Property and report details

Report issued on	16 April 2024
Total useful floor area	163 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	Paul Foster
Telephone	07837 564209
Email	paul@paulfoster.org.uk
Employer's name	Paul Foster & Co Ltd
Employer's address	20 Regent Drive, Fulwood, Preston, Lancashire, PR2 3JB
Assessor ID	EES/019613
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
