

# Energy performance certificate (EPC) recommendation report

110a Buxton Road  
WHALEY BRIDGE  
SK23 7JH

Report number  
2114-1719-1649-3426-7227

Valid until  
3 August 2032

## 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](#) (/energy-certificate/7834-5955-6057-6576-3861).

## 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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Improve insulation on HWS storage.	Low
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

## Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

<b>Recommendation</b>	<b>Potential impact</b>
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

## **Changes that pay for themselves in more than 7 years**

<b>Recommendation</b>	<b>Potential impact</b>
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

### **Property and report details**

#### **Report issued on**

4 August 2022

#### **Total useful floor area**

215 square metres

#### **Building environment**

Heating and Natural Ventilation

#### **Calculation tool**

Elmhurst Energy Systems Ltd, SBEM Online, v6.01, SBEM, v6.1.b.0

#### **Assessor's details**

#### **Assessor's name**

Gary Bradley

**Telephone**

07968 801703

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**Email**

[grbiea@hotmail.com](mailto:grbiea@hotmail.com)

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**Employer's name**

Gary R. Bradley

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**Employer's address**

9 Shepley Drive, Hazel Grove, Stockport, SK7 6LE

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**Assessor ID**

EES/017616

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**Assessor's declaration**

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

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**Accreditation scheme**

Elmhurst Energy Systems Ltd

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.