

# Energy performance certificate (EPC) recommendation report

Unit 1  
Simpson Street Works  
Simpson Street  
HAPTON  
BB12 7LJ

Report number  
4415-9948-7727-6726-4052

Valid until  
11 March 2035

## 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.

## Recommendations

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

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

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

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing PV.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low

<https://find-energy-certificate.service.gov.uk/energy-certificate/4415-9948-7727-6726-4052?print=true>

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## Property and report details

Report issued on	12 March 2025
Total useful floor area	416 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

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## Assessor's details

Assessor's name	Michael Heanue
Telephone	07882138889
Email	<a href="mailto:info@bpepc.co.uk">info@bpepc.co.uk</a>
Employer's name	Burnley & Pendle Energy Assessors Ltd
Employer's address	20a Church Street Colne BB8 0LG
Assessor ID	EES/027027
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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