

Energy performance certificate (EPC) recommendation report

Bryant House
Liverpool Road North
LIVERPOOL
L31 2PA

Report number
0050-7968-0471-6900-9034

Valid until
7 May 2029

Energy rating and EPC

This property's energy rating is F.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Add time control to heating system.	Low

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.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
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.	Low
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Low
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
Consider installing an air source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	8 May 2019
Total useful floor area	654 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1

Assessor's details

Assessor's name	Dan Wood
Employer's name	<insert Employer/Trading Name>
Employer's address	<insert Employer/Trading Address>
Assessor ID	STRO010684
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
