

Energy performance certificate (EPC) recommendation report

Tatton Arms
3-5 Tipping Street
ALTRINCHAM
WA14 2EZ

Report number
0912-5878-0482-9371-1101

Valid until
18 January 2033

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 \(/energy-certificate/8249-1225-6438-7140-8737\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	High
Consider replacing HWS with point of use system.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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

Additional recommendations

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
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.	High
Consider switching from gas to biomass.	High

Property and report details

Report issued on	19 January 2023
Total useful floor area	324 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	Lionel Braceiner
Telephone	07813139837
Email	lionel@bandheco.co.uk
Employer's name	Imb commercial ltd
Employer's address	60 Cavendish Road, Manchester, M7 4WA
Assessor ID	EES/019534
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Report number	0970-7097-0401-6140-5004 (/energy-certificate/0970-7097-0401-6140-5004)
Expired on	7 December 2019
Report number	0070-7097-0401-6640-5000 (/energy-certificate/0070-7097-0401-6640-5000)
Expired on	5 March 2019



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