

Energy performance certificate (EPC) recommendation report

5a Main Street
COCKERMOUTH
CA13 9LE

Report number
6247-6842-0917-8303-9332

Valid until
27 August 2034

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 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace remaining fluorescent lighting with LED	Medium

Property and report details

Report issued on	28 August 2024
Total useful floor area	181 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Alexander Smith
Telephone	02476 233144
Email	info@wensleylawz.com
Employer's name	Wensley & Lawz Ltd
Employer's address	Wensley & Lawz Number Three Siskin Drive Coventry CV3 4FJ
Assessor ID	EES/018265
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd