

Energy performance certificate (EPC) recommendation report

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21, Eccleston Street
PRESCOT
L34 5QA

Report number
**9350-4063-0981-
0600-5905**

Valid until
5 July 2028

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Energy rating and EPC

This property's energy rating is E.

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
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Low
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
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	6 July 2018
Total useful floor area	40 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.4.a, SBEM, v5.4.a.1

Assessor's details

Assessor's name	Jonathan Waller
Telephone	01744 759655
Email	info@epcfast.com
Employer's name	EPC Fast
Employer's address	41 Brookside Avenue, Eccleston, ST. HELENS, WA10 4RN
Assessor ID	EES/008438
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).

There are no related reports for this property.

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