

Energy performance certificate (EPC) recommendation report

Northfield Works
Richmond Street
ACCRINGTON
BB5 0RH

Report number
9650-2261-5222-9639-4231

Valid until
10 December 2033

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
Add optimum start/stop to the heating system.	Medium
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 weather compensation controls to 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
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
Install more efficient water heater.	Low
Consider installing building mounted wind turbine(s).	Low
Consider replacing HWS with point of use system.	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
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Recommendation

Insert Recommendation here

Potential impact on carbon emissions

Low

Property and report details

Report issued on	11 December 2023
Total useful floor area	539 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Michael Harrison
Telephone	07801 732 336
Email	oaklodge.energy@googlemail.com
Employer's name	Oaklodge Energy Ltd
Employer's address	2a Mount Pleasant Street Oswaldtwistle BB5 3EN
Assessor ID	EES/004287
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
