

Energy performance certificate (EPC) recommendation report

Unit 4
Broadgate
Oldham Broadway Business Park
Chadderton
OLDHAM
OL9 9XA

Report number
4306-5385-5073-8836-5298

Valid until
25 April 2032

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0933-0608-1787-5129-1642\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
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
Add time control to heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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Recommendation	Potential impact
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
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on

26 April 2022

Total useful floor area

675 square metres

Building environment

Air Conditioning

Calculation tool

DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

Assessor's details

Assessor's name

William White

Telephone

03333 445 504

Email

william@whiteenergyservices.co.uk

Employer's name

FutureB Ltd

Employer's address

Use Space Manchester M12 6PN

Assessor ID

EES/015575

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related reports for this property.