

Energy performance certificate (EPC) recommendation report

7 TOWNLEY STREET
MIDDLETON
M24 1AT

Report number
5304-0782-7183-0152-9061

Valid until
23 February 2031

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/1208-1174-0105-5811-7450\)](#).

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Consider installing solar water heating.	Low

Recommendation**Potential
impact**

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

Property and report details**Report issued on**

24 February 2021

Total useful floor area

85 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details**Assessor's name**

William White

Telephone

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Email

william@whiteenergyservices.co.uk

Employer's name

White Energy Services LLP

Employer's address

Ground Floor Office, 26 Chew Brook Drive, Greenfield, Saddleworth, OL3 7PD

Assessor ID

EES/015575

Accreditation scheme

Assessor's declaration

The assessor is not related to the owner of the property.

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.

There are no related reports for this property.