

Energy performance certificate (EPC)

10e Silk Street
Leigh
WN7 1AW

Energy rating

E

Valid until: 1 October 2033

Certificate number: 5373-6094-2225-0732-0753

Property type

Offices and Workshop Businesses

Total floor area

908 square metres

Rules on letting this property

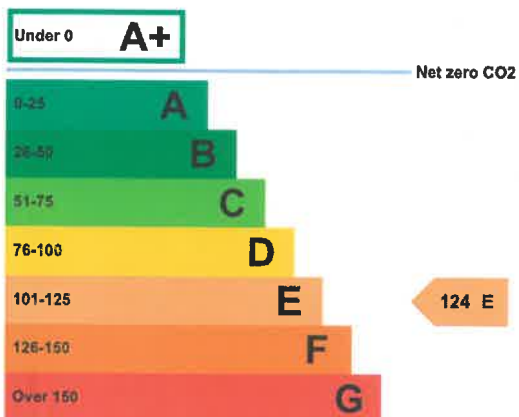
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

31 B

Breakdown of this property's energy performance

Main heating fuel	Biomass
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	14.43
Primary energy use (kWh/m ² per year)	191

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8646-4742-8774-4318-5327\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mike Ellis
Telephone	07939205905
Email	mike.ellis@carboncertification.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK303967
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Carbon Certification
Employer address	24 Gardeners Way Rainhill Merseyside L35 4PU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 July 2023
Date of certificate	2 October 2023

Energy performance certificate (EPC) recommendation report

10e Silk Street
Leigh
WN7 1AW

Report number
8646-4742-8774-4318-5327

Valid until
1 October 2033

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add time control to heating system.	Low
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	2 October 2023
Total useful floor area	908 square metres
Building environment	Heating and Mechanical Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Mike Ellis
Telephone	07939205905
Email	mike.ellis@carboncertification.co.uk
Employer's name	Carbon Certification
Employer's address	24 Gardeners Way Rainhill Merseyside L35 4PU
Assessor ID	ECMK303967
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Accreditation scheme	ECMK
