

Energy performance certificate (EPC)

124 CHURCH STREET
GOLBORNE
WA3 3TW

Energy rating

D

Valid until: 29 March 2031

Certificate number: 1176-5745-6817-7462-9537

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

55 square metres

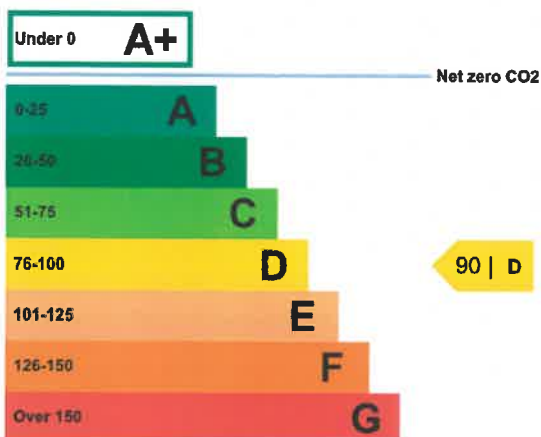
Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

65 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

172.02

Primary energy use (kWh/m² per year)

1018

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6770-4711-5563-3771-2905\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Andrew Chinn
Telephone	01925357317
Email	andrew@environpropertyconsultants.co.uk

Accreditation scheme contact details

Accreditation scheme	Sterling Accreditation Ltd
Assessor ID	STER500187
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

Assessment details

Employer	Environ Property Consultant Ltd
Employer address	103 High Street, Newton Le Willows , WA12 9SL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 March 2021
Date of certificate	30 March 2021

Energy performance certificate (EPC) recommendation report

124 CHURCH STREET
GOLBORNE
WA3 3TW

Report number
6770-4711-5563-3771-2905

Valid until
29 March 2031

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.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Property and report details

Report issued on	30 March 2021
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Total useful floor area	55 square metres
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Building environment	Heating and Natural Ventilation
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Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.b.0
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Assessor's details

Assessor's name	Andrew Chinn
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Telephone	01925357317
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Email	andrew@environpropertyconsultants.co.uk
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Employer's name	Environ Property Consultant Ltd
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Employer's address	103 High Street, Newton Le Willows , WA12 9SL
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Assessor ID	STER500187
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Accreditation scheme	Sterling Accreditation Ltd
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