

Energy performance certificate (EPC) recommendation report

51 Sandhills Lane
LIVERPOOL
L5 9XJ

Report number
0740-0848-0579-7503-9006

Valid until
4 July 2028

Energy rating and EPC

This property's energy rating is G.

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
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 may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	High
Some loft spaces are poorly insulated - install/improve insulation.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Add weather compensation controls to heating system.	Medium

Recommendation	Potential impact on carbon emissions
Add local temperature control to the heating system.	Medium
Consider switching from gas to biomass.	High
Add local time control to heating system.	Medium
Consider replacing heating boiler plant with a condensing type.	High

Property and report details

Report issued on	5 July 2018
Total useful floor area	760 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v3.01, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Lionel Braceiner
Telephone	07813139837
Email	lionel@bandheco.co.uk
Employer's name	Imb commercial ltd
Employer's address	60 Cavendish Road, Manchester, M7 4WA
Assessor ID	EES/019534
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
