

Energy performance certificate (EPC) recommendation report

52 MOUNT PLEASANT
LIVERPOOL
L3 5SD

Report number
3545-5883-1090-9705-8920

Valid until
2 November 2031

Energy rating and EPC

This property's energy rating is D.

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.	Medium
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on	3 November 2021
Total useful floor area	1,030 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Daniel Holdbrook
Telephone	07506448329
Email	dan@lens-media.co.uk
Employer's name	Lens
Employer's address	99 Knutsford Road, Grappenhall, Warrington, WA4 2NS
Assessor ID	EES/005548
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
