

Energy performance certificate (EPC) recommendation report

Unit 4
769-771, Ormskirk Road
WIGAN
WN5 8AT

Report number
0060-9950-0401-0610-5074

Valid until
18 June 2029

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 \(/energy-certificate/0097-0560-0130-6500-9103\)](/energy-certificate/0097-0560-0130-6500-9103).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

Add time control to heating system.

Potential impact on carbon emissions

Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation

Some walls have uninsulated cavities - introduce cavity wall insulation.

Potential impact on carbon emissions

Medium

Some windows have high U-values - consider installing secondary glazing.

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Potential impact on carbon emissions

Recommendation	Potential impact on carbon emissions
Add local temperature control to the heating system.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on	19 June 2019
Total useful floor area	112 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Neil Williams
Telephone	07815 084780
Email	neilwilliams@btinternet.com
Employer's name	Neil Williams EPC
Employer's address	Elmhurst Energy Systems Ltd, 16, St Johns Business Park, Lutterworth, LE17 4HB
Assessor ID	EES/019696
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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 (Monday to Friday, 9am to 5pm).

Report number

[0490-9796-4840-9190-4403 \(/energy-certificate/0490-9796-4840-9190-4403\)](#)

Expired on

16 November 2024



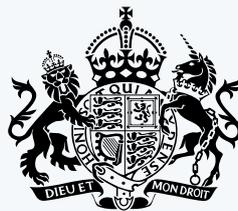
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