

Energy performance certificate (EPC) recommendation report

Bridgefords
12 Manchester Road
Denton
MANCHESTER
M34 3LE

Report number
0930-0548-2289-9190-8092

Valid until
14 October 2028

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
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

Property and report details

Report issued on	15 October 2018
Total useful floor area	200 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.4.b, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Mr Richard Lee
Telephone	07875753571
Email	epc.lee@gmail.com
Employer's name	Emerald Energy & Property Services
Employer's address	Information not provided by the user
Assessor ID	STRO007048
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
