

Energy performance certificate (EPC) recommendation report

HARE AND HOUNDS 13 MARKET STREET STONECLOUGH MANCHESTER M26 1GF	Report number 0207-8078-6924-5820-3974
	Valid until 20 February 2033

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7660-9465-7478-7376-4507\)](/energy-certificate/7660-9465-7478-7376-4507).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	21 February 2023
Total useful floor area	384 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.b, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Jonathan Marsh
Employer's name	Greendale Energy Consultants
Employer's address	Brook House

Assessor ID	STRO012109
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification 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).

There are no related reports for this property.



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