

Energy performance certificate (EPC)

Unit A
 Priory Court
 Preston Brook
 RUNCORN
 WA7 3FR

Energy rating

C

Valid until: **10 August 2032**

Certificate number: 0670-8278-4748-8811-1954

Property type

Offices and Workshop Businesses

Total floor area

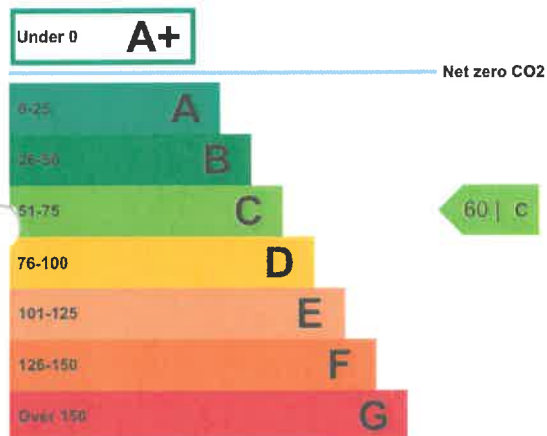
882 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 | A

If typical of the existing stock

43 | B

Breakdown of this property's energy performance

Main heating fuel LPG

Building environment Air Conditioning

Assessment level 3

Building emission rate (kgCO₂/m² per year) 19.89

Primary energy use (kWh/m² per year) 133

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1115-4479-3542-9445-2810\)](/energy-certificate/1115-4479-3542-9445-2810).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	William White
Telephone	03333 445 504
Email	william@whiteenergyservices.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015575
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	FutureB Ltd
Employer address	Use Space Manchester M12 6PN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 June 2022
Date of certificate	11 August 2022

Energy performance certificate (EPC) recommendation report

Unit A
Priory Court
Preston Brook
RUNCORN
WA7 3FR

Report number
1115-4479-3542-9445-2810

Valid until
10 August 2032

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider switching from oil or LPG to natural gas.	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
Add time control to heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add local time control to heating system.	Medium
Consider switching from oil or LPG 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
Consider installing an air source heat pump.	High

Property and report details

Report issued on	11 August 2022
Total useful floor area	882 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.0, SBEM, v6.1.b.0

Assessor's details

Assessor's name	William White
Telephone	03333 445 504
Email	william@whiteenergyservices.co.uk
Employer's name	FutureB Ltd
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