

Energy performance certificate (EPC) recommendation report

28 Houghton Street SOUTHPORT PR9 0PA	Report number 9968-5316-2395-3339-3090
	Valid until 7 January 2036

Energy rating and EPC

This property’s energy rating is B.

For more information on the property’s energy performance, [see the EPC for this property](#) (/energy-certificate/9601-4105-6210-5727-1209).

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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.	Low
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	8 January 2026
Total useful floor area	113 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Ben Brownley
Telephone	07456816672
Email	bbrownley@gmail.com
Employer's name	Energy Assessors Ltd
Employer's address	Ravenswood House Chambres road Southport PR8 6JQ
Assessor ID	EES/022480
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 [3110-5370-8726-6864-6538 \(/energy-certificate/3110-5370-8726-6864-6538\)](#)

Valid until

31 December 2035

Report number[0990-0727-9640-6100-1503 \(/energy-certificate/0990-0727-9640-6100-1503\)](#)**Expired on**

12 February 2025

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