

# Energy performance certificate (EPC) recommendation report

94 Heaton Moor Road Heaton Moor STOCKPORT SK4 4NZ	Report number <b>3534-2236-9648-5750-9356</b>
	Valid until <b>18 May 2036</b>

## 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 \(/energy-certificate/2660-7028-6591-1617-4460\)](/energy-certificate/2660-7028-6591-1617-4460).

## Recommendations

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with a condensing type.	High
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
Install more efficient water heater.	Medium
Consider replacing HWS with point of use system.	Medium

## Property and report details

<b>Report issued on</b>	19 May 2026
<b>Total useful floor area</b>	79 square metres
<b>Building environment</b>	Heating and Natural Ventilation
<b>Calculation tool</b>	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

## Assessor's details

<b>Assessor's name</b>	Phil Ormesher
<b>Telephone</b>	07814 008403
<b>Email</b>	<a href="mailto:phil@propertyinspectionlimited.co.uk">phil@propertyinspectionlimited.co.uk</a>
<b>Employer's name</b>	Property Inspection Limited
<b>Employer's address</b>	7 Brooklyn Drive, Lymm, Cheshire, WA13 9DN
<b>Assessor ID</b>	EES/006981
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	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](mailto: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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