

Energy performance certificate (EPC) recommendation report

77-85 Chapel Street
LEIGH
WN7 2DA

Report number
0217-1201-5402-5085-2104

Valid until
29 September 2032

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.

Recommendations

Changes that may pay for themselves within 3 years

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
Add time control to heating system.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Property and report details

Report issued on	30 September 2022
Total useful floor area	892 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.c, SBEM, v6.1.c.0

Assessor's details

Assessor's name	Muhammad Ijaz Munir
Telephone	07872314115
Email	hello@manchesterepc.com
Employer's name	Manchester EPC
Employer's address	hello@manchesterepc.com
Assessor ID	QUID203644
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
