

Energy performance certificate (EPC) recommendation report

GROUND FLOOR ONLY
Meet & Eat Sandwich Bar
196 Wallasey Road
WALLASEY
CH44 2AG

Report number
0030-8913-0475-1691-8094

Valid until
13 July 2025

Energy rating and EPC

This property's current energy rating is B.

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 in more than 7 years

Recommendation	Potential impact
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Install a solar photovoltaic system. A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. Feed in Tariffs (FITs) should be explored. This is a scheme where you will be paid per Kilowatt hour (kwh) of electricity you generate and surplus upload to the grid. Seek advise from a micro generation certified installer. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain areas and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme, and can therefore self-certify the work for Building Regulation compliance.	Medium
Add insulation to solid external walls and party walls if unheated to the other side. Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. Internal insulation is best applied when rooms require redecorating/ refurbishment. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the building, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. It should be noted that planning permission might be required.	High
Consider installing PIR or microwave lighting occupancy sensors to occasional usage areas such as store rooms, toilets, kitchens, corridors. This will ensure that the lights are automatically turned off after a short period which is an especially good energy saving measure for circulation areas. This generally has a two-year payback reducing lighting energy usage by around 20 to 80% dependant on room usage. Occupancy sensors often have built in light sensors meaning that the lights will not come on during full day lighting saving further energy. See www.lowenergysupermarket.com .	Medium
A building of this age and type will loose heat due to air leakage through the fabric. It is recommended that you undertake draft proofing to all windows and doors to minimise air leakage and seal all joints between construction elements. Any redundant ventilation openings should also be sealed. Remove extract ventilation fans where possible if they are not required, reduce extraction rates or install heat recovery.	Medium

Property and report details

Report issued on	14 July 2015
Total useful floor area	74 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name	Mark Stevens
Telephone	
Email	surveysandenergy@gmail.com
Employer's name	Surveys and Energy Efficiency Ltd
Employer's address	1 Kingsley Drive, Appleton, Warrington, WA4 5AE
Assessor ID	STER500140
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd