

Energy performance certificate (EPC) recommendation report

58, Whitby Road
ELLESMERE PORT
CH65 8AE

Report number
9393-4052-0818-0500-5721

Valid until
24 February 2029

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](#) (/energy-certificate/0220-3987-0381-9550-5030).

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 replacing T8 lamps with retrofit T5 conversion kit.	Low

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Low

Recommendation	Potential impact
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low

Property and report details

Report issued on

25 February 2019

Total useful floor area

119 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

G-ISBEM Ltd, G-ISBEM, v22.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name

Stephen Allen

Telephone

07806 935 494

Email

steve.allen.nrg@outlook.com

Employer's name

NRG Surveyors Ltd

Employer's address

19 Clarence Avenue, Chester CH3 5JP

Assessor ID

EES/007969

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.