

# Energy performance certificate (EPC) recommendation report

Unit 5  
Hastings House  
Canning Street  
BIRKENHEAD  
CH41 1AR

Report number  
0210-3949-0426-7720-7000

Valid until  
26 September 2026

## Energy rating and EPC

This property's current energy rating is F.

For more information on the property's energy performance, [see the EPC for this property](#) ([/energy-certificate/0730-0736-7429-0221-9006](#)).

## 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.  | High             |
| Add time control to heating system.   | Low              |
| Add optimum start/stop to the heating system.   | Medium           |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.  | Low              |
| The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements. | Medium           |

## Changes that pay for themselves within 3 to 7 years

| Recommendation   | Potential impact |
|--|------------------|
| Some windows have high U-values - consider installing secondary glazing. | Medium           |

| <b>Recommendation</b>  | <b>Potential impact</b> |
|--|-------------------------|
| Add local temperature control to the heating system.   | Low                     |
| Add weather compensation controls to heating system.   | Medium                  |
| Add local time control to heating system.  | Low                     |
| Consider replacing heating boiler plant with a condensing type.  | High                    |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium                  |
| Some glazing is poorly insulated. Replace/improve glazing and/or frames.                               | Medium                  |

## **Changes that pay for themselves in more than 7 years**

| <b>Recommendation</b>                                 | <b>Potential impact</b> |
|---|-------------------------|
| Consider installing an air source heat pump.          | High                    |
| Consider installing a ground source heat pump.        | High                    |
| Consider installing building mounted wind turbine(s). | Low                     |
| Consider installing solar water heating.              | Low                     |
| Consider installing PV.                               | Low                     |

### **Property and report details**

**Report issued on**  
27 September 2016

**Total useful floor area**  
411 square metres

**Building environment**  
Heating and Natural Ventilation

**Calculation tool**  
CLG, iSBEM, v5.2.g, SBEM, v5.2.g.3

### **Assessor's details**

**Assessor's name**  
Kenneth Frith

**Telephone**

01925212967

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**Email**

[info@clearenergyreports.co.uk](mailto:info@clearenergyreports.co.uk)

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**Employer's name**

Clear Energy Reports

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**Employer's address**

18 Warren Drive, Warrington, WA4 5BN

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**Assessor ID**

STRO001414

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Accreditation scheme**

Stroma Certification Ltd

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**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](mailto: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.