

Energy performance certificate (EPC) recommendation report

1a Church Lane
ROCHDALE
OL16 1NR

Report number
4914-1778-9203-9834-7832

Valid until
26 April 2033

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.

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

Property and report details

Report issued on	27 April 2023
Total useful floor area	54 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name	James Roberts
Telephone	07796311101
Email	djsr@hotmail.co.uk
Employer's name	Pennine EPC's
Employer's address	8 New Road, Littleborough, OL15 8LX
Assessor ID	STRO016526
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd