

# Energy performance certificate (EPC) recommendation report

Monarch Hotel  
29 St. Annes Road East  
LYTHAM ST. ANNES  
FY8 1TA

Report number  
**9990-8916-0466-6420-9074**

Valid until  
**6 December 2026**

## 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 \(/energy-certificate/0697-9996-6230-4190-8603\)](#).

## 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
Improve insulation on HWS storage.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

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

**Recommendation****Potential impact**

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Medium

**Changes that pay for themselves in more than 7 years****Recommendation****Potential impact**

Roof is poorly insulated. Install or improve insulation of roof.

Medium

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**

7 December 2016

**Total useful floor area**

262 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**

Jillian Leonard

**Telephone**

07725 750274

**Email**

[jillyleonard1@gmail.com](mailto:jillyleonard1@gmail.com)

**Employer's name**

Jillian Leonard

**Employer's address**

19 Pickmere Avenue, Blackpool, FY4 3HJ

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**Assessor ID**

STRO024585

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**Accreditation scheme**

Stroma Certification Ltd

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**Assessor's declaration**

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

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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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related reports for this property.

