

Energy performance certificate (EPC) recommendation report

25 Albert Road
BARNOLDSWICK
BB18 5AA

Report number
6588-5238-3386-6739-8946

Valid until
17 July 2032

Energy rating and EPC

This property's current energy rating is D.

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	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
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
Some windows have high U-values - consider installing secondary glazing.	Medium
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 solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Property and report details

Report issued on	18 July 2022
Total useful floor area	105 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.0, SBEM, v6.1.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