

Energy performance certificate (EPC) recommendation report

Colliers Arms
138 Old Lane
Chadderton
OL9 7JQ

Report number
8117-0322-1244-5748-0289

Valid until
25 April 2032

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Medium
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Some windows have high U-values - consider installing secondary glazing.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	High
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
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.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing solar water heating.	Low

Recommendation	Potential impact
Consider installing PV.	Low

Property and report details

Report issued on	26 April 2022
Total useful floor area	318 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.8, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Phil Smith
Telephone	01924669940
Email	psmith@compliance365.co.uk
Employer's name	Compliance 365
Employer's address	6 Mariner Court
Assessor ID	STRO036954
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd
