

Energy performance certificate (EPC) recommendation report

The Old Crow
163-165 Bell Lane
BURY
BL9 6DF

Report number
9157-4003-0953-0200-6891

Valid until
23 July 2025

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/0930-1998-0335-5600-2070](#)).

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	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**

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**

24 July 2015

Total useful floor area

334 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

DesignBuilder Software Ltd, DesignBuilder SBEM, v4.2.0, SBEM, v5.2.d.2

Assessor's details**Assessor's name**

Oliver Craven

Telephone

07460440660

Email

craven@cpaa.co

Employer's name

Easy EPC

Employer's address

12 Albion Street Brighton East Sussex BN2 9NE

Assessor ID

EES/012159

Assessor's declaration

The assessor is a relative of the property owner.

Accreditation scheme

Elmhurst Energy Systems Ltd

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.