

Energy performance certificate (EPC) recommendation report

29-31 Russell Street LEEK ST13 5JF	Report number 2167-7228-3054-6124-1621
	Valid until 23 August 2031

Energy rating and EPC

This property’s energy rating is D.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/3581-9222-7335-1414-2131\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with high efficiency type.	High

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
Some windows have high U-values - consider installing secondary glazing.	High
Consider installing solar water heating.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High

Property and report details

Report issued on	24 August 2021
Total useful floor area	174 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v4.03, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Thorin Creed
Telephone	07770 592 221
Email	thorincreed@outlook.com
Employer's name	Thorin Creed
Employer's address	58 Well Lane, Biddulph, ST8 6QR
Assessor ID	EES/019577
Assessor's declaration	The assessor is not related to the owner of the property.
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



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