

Energy performance certificate (EPC) recommendation report

1A Market Place
Burslem
STOKE-ON-TRENT
ST6 3AA

Report number
**0427-4079-9384-4761-
2380**

Valid until
21 July 2031

Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9579-9687-1974-3413-1572\)](/energy-certificate/9579-9687-1974-3413-1572).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	High
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
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 walls have uninsulated cavities - introduce cavity wall insulation.	High

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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 may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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	22 July 2021
Total useful floor area	137 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	James Murie
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Telephone	08700 606028
Email	jimcew@icloud.com
Employer's name	Cormack Energy Watch Limited
Employer's address	As above
Assessor ID	STRO000501
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification 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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