

# Energy performance certificate (EPC) recommendation report

The Wellington Hotel Wellington Street Clayton-Le-Moors BB5 5HU	Report number <b>1488-9616-9959-3751-8055</b>
	Valid until <b>11 December 2033</b>

## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/1461-9588-2715-4898-8065\)](#).

## 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.	High
Install more efficient water heater.	High
Add time control to heating system.	Low
Consider replacing HWS with point of use system.	High
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Low
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 an air source heat pump.	High

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

**Recommendation****Potential impact on carbon emissions**

Consider installing PV.

Low

## Property and report details

<b>Report issued on</b>	12 December 2023
<b>Total useful floor area</b>	436 square metres
<b>Building environment</b>	Heating and Natural Ventilation
<b>Calculation tool</b>	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

## Assessor's details

<b>Assessor's name</b>	James Roberts
<b>Telephone</b>	07796 311 101
<b>Email</b>	<a href="mailto:pennineepcs@gmail.com">pennineepcs@gmail.com</a>
<b>Employer's name</b>	Pennine EPC's
<b>Employer's address</b>	8 New Road, Littleborough, OL15 8LX
<b>Assessor ID</b>	EES/013231
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	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](mailto: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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