

Energy performance certificate (EPC) recommendation report

174-178 Bolton Road
BLACKBURN
BB2 4HL

Report number
0992-2891-7040-1100-7603

Valid until
1 February 2026

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 \(/energy-certificate/0170-0836-1179-2029-9002\)](#).

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.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
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
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Insert Recommendation here	Low

Property and report details

Report issued on	2 February 2016
Total useful floor area	275 square metres
Building environment	Heating and Natural Ventilation

Calculation tool

CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details

Assessor's name	MICHAEL HARRISON BSc FRICS
Employer's name	Oaklodge Energy Ltd
Employer's address	2a Mount Pleasant Street Oswaldtwistle
Assessor ID	STRO002224
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).

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