

Energy performance certificate (EPC) recommendation report

Duke William
Burslem
2 St Johns Square
Stoke-On-Trent
ST6 3AJ

Report number
7648-7172-0483-8136-0210

Valid until
12 December 2034

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
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
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	High
Add local temperature control to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	High
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	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
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	High
Roof is poorly insulated. Install or improve insulation of roof.	High
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	13 December 2024
Total useful floor area	645 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Gregory Broadbent
Telephone	07812125787
Email	g.broadbent@gesltd.uk
Employer's name	Godfreys Estate Services Ltd
Employer's address	3 Snake Lane, Duffield, DE56 4FF
Assessor ID	EES/022286
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd