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Energy performance certificate (EPC) recommendation report

H S B C Market Place HYDE SK14 2QW	Report number 9990-1912-0436-5050-3014
	Valid until 13 November 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 \(/energy-certificate/0291-9395-3530-0190-1603\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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 within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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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.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
Add weather compensation controls to heating system.	Low
Add local temperature control to the heating system.	Low
Add local time control to heating system.	Low
Consider switching from gas to biomass.	High
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High

Property and report details

Report issued on	14 November 2016
Total useful floor area	566 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	NES Ltd, SBEM Online, v1.4, SBEM, v5.2.d.2

Assessor's details

Assessor's name	Lionel Braceiner
Telephone	0161 702 3813
Email	lionel@lmbenergyassessors.co.uk
Employer's name	lmb commercial ltd
Employer's address	60 Cavendish Road, manchester M7 4WA
Assessor ID	NHER001922
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER

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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