

Energy performance certificate (EPC) recommendation report

10-12 Oldham Road
ASHTON-UNDER-LYNE
OL6 7ND

Report number
2498-5288-0727-9513-6925

Valid until
7 March 2032

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 \(/energy-certificate/8744-2843-1962-8663-6284\)](#).

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.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Some windows have high U-values - consider installing secondary glazing.	High

Recommendation	Potential impact on carbon emissions
Some loft spaces are poorly insulated - install/improve insulation.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	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
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	High

Property and report details

Report issued on	8 March 2022
Total useful floor area	253 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	William John White
Telephone	07793204239
Email	william@whiteenergyservices.co.uk
Employer's name	White Energy Services LLP
Employer's address	Ground Floor Office, 26 Chew Brook Drive, Greenfield, Saddleworth, OL3 7PD
Assessor ID	EES/015575

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

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 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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