

## Energy performance certificate (EPC) recommendation report

GROUND FLOOR  
15, Prescott Road  
ST. HELENS  
WA10 3UF

Report number  
**9207-4019-0386-0501-0675**

Valid until  
**26 March 2028**

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### Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

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

Recommendation	Potential impact on carbon emissions
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Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	High
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### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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Add time control to heating system.	Low
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Add optimum start/stop to the heating system.	Low
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Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
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### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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Add weather compensation controls to heating system.	Low
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Some loft spaces are poorly insulated - install/improve insulation.	Medium
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Add local time control to heating system.	Low
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Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
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## Property and report details

Report issued on	27 March 2018
Total useful floor area	53 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v5.4.a, SBEM, v5.4.a.1

## Assessor's details

Assessor's name	Jonathan Waller
Telephone	01744 759655
Email	<a href="mailto:info@epcfast.com">info@epcfast.com</a>
Employer's name	EPC Fast
Employer's address	41 Brookside Avenue, Eccleston, ST. HELENS, WA10 4RN
Assessor ID	EES/008438
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd