

Energy performance certificate (EPC) recommendation report

117 Poulton Road
Poulton
Wallasey
CH44 9DF

Certificate number
3332-8490-7132-4224-9710

Valid until
28 November 2030

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/3876-1513-2791-1354-8012\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
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 pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Recommendation**Potential
impact**

Consider installing an air source heat pump.

High

Property and report details**Report issued on**

29 November 2020

Total useful floor area

66 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details**Assessor's name**

Greg Parry

Telephone

Email

greg@odmenergy.com

Employer's name

ODM Energy Certification Ltd

Employer's address

Aintree Building, Aintree Racecourse Business Park, Liverpool, L9 5AQ

Assessor ID

STER000727

Accreditation scheme

Sterling Accreditation Ltd

Assessor's declaration

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

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.

There are no related reports for this property.