

## Energy performance certificate (EPC) recommendation report

Rankin Hall  
Duke Street  
ASKAM-IN-FURNESS  
LA16 7AE

Report number  
**8632-5420-5478-4099-4633**

Valid until  
**23 February 2034**

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### Energy rating and EPC

This property's energy rating is E.

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
Add time control to heating system.	Low
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
Add optimum start/stop to the heating system.	Medium

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	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

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

## Property and report details

Report issued on	24 February 2024
Total useful floor area	150 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Stephen Mulvihill
Telephone	07860311598
Email	<a href="mailto:energyprotech@hotmail.co.uk">energyprotech@hotmail.co.uk</a>
Employer's name	Energyprotech Ltd
Employer's address	Becks Fold Haws Bank Coniston Cumbria LA21 8AP
Assessor ID	ECMK302208
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	ECMK

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