

## Energy performance certificate (EPC) recommendation report

12 The Square  
MILNTHORPE  
LA7 7QJ

Report number  
**0390-0226-0540-5900-1603**

Valid until  
**11 February 2026**

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### Energy rating and EPC

This property's current energy rating is G.

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

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## 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

<b>Recommendation</b>	<b>Potential impact</b>
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Install more efficient water heater.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

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

<b>Recommendation</b>	<b>Potential impact</b>
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

### Changes that pay for themselves in more than 7 years

<b>Recommendation</b>	<b>Potential impact</b>
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
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low

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## Property and report details

Report issued on 12 February 2016

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Total useful floor area 89 square metres

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Building environment Heating and Natural Ventilation

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Calculation tool DesignBuilder Software Ltd, DesignBuilder SBEM, v4.2.0, SBEM, v5.2.d.2

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## Assessor's details

Assessor's name Katie Price

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Telephone 01924669940

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Email [epc@compliance365.co.uk](mailto:epc@compliance365.co.uk)

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Employer's name Compliance 365

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Employer's address 6 Mariner Court Calder Park

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Assessor ID QUID202388

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Assessor's declaration The assessor is not related to the owner of the property.

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Accreditation scheme Quidos Limited

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