Energy performance certificate (EPC) recommendation report

Part Unit 11 to 12
Globe Industrial Estate
Darbyshire Street
RADCLIFFE
M26 2TA

Report number
8506-9666-3187-8917-2452

Valid until
12 September 2036

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.

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High

Property and report details

Report issued on	13 September 2026
Total useful floor area	495 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Michael Harrison
Telephone	07801 732 336
Email	oaklodge.energy@googlemail.com
Employer’s name	Oaklodge Energy Ltd
Employer’s address	2a Mount Pleasant Street Oswaldtwistle BB5 3EN
Assessor ID	EES/004287
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd