

# Energy performance certificate (EPC) recommendation report

Old Shambles  
Market Street  
KIRKBY STEPHEN  
CA17 4QS

Report number  
**6924-3869-8506-4945-7604**

Valid until  
**15 October 2033**

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## 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.

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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 to 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium

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

Recommendation	Potential impact
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
Consider installing an air source heat pump.	High
Roof is poorly insulated. Install or improve insulation of roof.	Medium

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## Property and report details

Report issued on	16 October 2023
Total useful floor area	59 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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