

Energy performance certificate (EPC) recommendation report

Royal Hotel
Market Street
HAYFIELD
SK22 2EP

Report number
0771-6770-7629-8985-4380

Valid until
14 September 2032

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/5615-5175-1848-0775-4491\)](/energy-certificate/5615-5175-1848-0775-4491).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
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
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

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	15 September 2022
Total useful floor area	675 square metres
Building environment	Heating and Natural Ventilation

Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.01, SBEM, v6.1.b.0
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Assessor's details

Assessor's name	Gary Bradley
Telephone	07968 801703
Email	grbiea@hotmail.com
Employer's name	Gary R. Bradley
Employer's address	9 Shepley Drive, Hazel Grove, Stockport, SK7 6LE
Assessor ID	EES/017616
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.



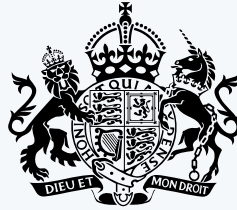
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