Energy performance certificate (EPC) recommendation report

School House
3 Cross Pit Lane
Rainford
ST HELENS
WA11 8AH

Report number
0316-0410-2314-4315-7321

Valid until
8 March 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 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
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
Some loft spaces are poorly insulated - install/improve insulation.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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.	Medium
Consider installing a ground source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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	9 March 2026
Total useful floor area	112 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor’s details

Assessor’s name	Richard Williams
Telephone	07493080466
Email	richard@energyrich.co.uk
Employer’s name	Vital Direct
Employer’s address	Grenville Court Britwell Road Burnham Slough SL18DF
Assessor ID	EES/027829
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd