

Energy performance certificate (EPC) recommendation report

36 High Street
FERNDALE
CF43 4RH

Report number
6247-1646-9761-5133-9121

Valid until
5 January 2032

Energy rating and EPC

This property's current energy rating is F.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0345-8576-6447-2441-2154\)](#).

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

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Add time control to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
----------------	------------------

Recommendation	Potential impact
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.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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
Consider installing solar water heating.	Low

Property and report details

Report issued on

6 January 2022

Total useful floor area

122 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details

Assessor's name

J M Edwards

Telephone

01443 434 040

Email

surveys@edwardssurveyors.co.uk

Employer's name

Edwards Surveyors Ltd

Employer's address

6 Park Place, Tonypany, Rhondda, CF401BA

Assessor ID

LCEA170207

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

CIBSE Certification Limited

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related reports for this property.