

## Energy performance certificate (EPC)

20 Bridge Street  
HAVERFORDWEST  
SA61 2AD

Energy rating

**D**

Valid until: **2 March 2033**

Certificate number: 9194-6968-3389-4701-4604

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

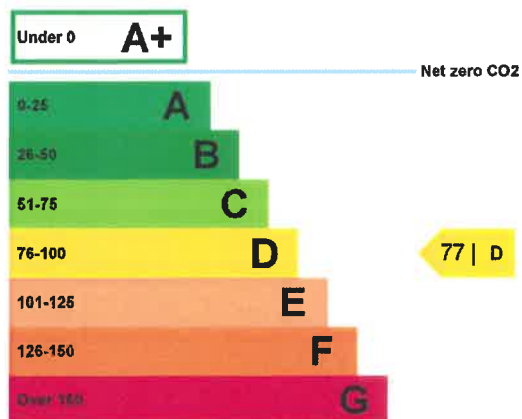
515 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

74 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Mechanical Ventilation

Assessment level

4

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

91.82

Primary energy use (kWh/m<sup>2</sup> per year)

540

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1134-1014-0413-2185-4367\)](/energy-certificate/1134-1014-0413-2185-4367).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

|                 |  |
|-----------------|--|
| Assessor's name | J M Edwards  |
| Telephone       | 01443 434 040  |
| Email           | <a href="mailto:surveys@edwardssurveyors.co.uk">surveys@edwardssurveyors.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | CIBSE Certification Limited  |
| Assessor ID          | LCEA170207   |
| Telephone            | 020 8772 3649  |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### Assessment details

|                        |   |
|------------------------|---|
| Employer               | Edwards Surveyors Ltd                                     |
| Employer address       | 6 Park Place, Tonypany, Rhondda, CF401BA                  |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 3 February 2023   |
| Date of certificate    | 3 March 2023  |

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## Energy performance certificate (EPC) recommendation report

20 Bridge Street  
HAVERFORDWEST  
SA61 2AD

Report number  
**1134-1014-0413-2185-4367**

Valid until  
**2 March 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 years

| Recommendation   | Potential impact |
|--|------------------|
| Install more efficient water heater.   | Medium           |
| 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           |
| Consider replacing HWS with point of use system.   | Medium           |

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

| Recommendation   | Potential impact |
|--|------------------|
| Some windows have high U-values - consider installing secondary glazing.                               | Medium           |
| Consider installing solar water heating.   | Low              |
| 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           |

## Property and report details

|                         |   |
|-------------------------|---|
| Report issued on        | 3 March 2023                                |
| Total useful floor area | 515 square metres                           |
| Building environment    | Heating and Mechanical 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                  | <a href="mailto:surveys@edwardssurveyors.co.uk">surveys@edwardssurveyors.co.uk</a> |
| Employer's name        | Edwards Surveyors Ltd  |
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| Accreditation scheme   | CIBSE Certification Limited  |