

# Energy performance certificate (EPC) recommendation report

7, Alma Street  
Dowlais  
MERTHYR TYDFIL  
CF48 3RP

Report number  
**0995-0099-8740-1600-9403**

Valid until  
**8 January 2024**

## Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property](#) ([/energy-certificate/0190-0034-9689-5709-9002](#)).

## 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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

## Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Consider replacing heating boiler plant with high efficiency type.	High
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.	High

<b>Recommendation</b>	<b>Potential impact</b>
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Low

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

<b>Recommendation</b>	<b>Potential impact</b>
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Install more efficient water heater.	Low

### **Property and report details**

#### **Report issued on**

9 January 2014

#### **Total useful floor area**

69 square metres

#### **Building environment**

Heating and Natural Ventilation

#### **Calculation tool**

CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0

### **Assessor's details**

#### **Assessor's name**

duncan milward

#### **Telephone**

07967191580

#### **Email**

[cardiffvaleepc@gmail.com](mailto:cardiffvaleepc@gmail.com)

---

**Employer's name**

Cardiff Vale EPC

---

**Employer's address**

6 Clive Cres Penarth

---

**Assessor ID**

STRO004897

---

**Assessor's declaration**

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

---

**Accreditation scheme**

Stroma Certification 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.