

Energy performance certificate (EPC) recommendation report

46 Church Street
ABERTILLERY
NP13 1DB

Report number
0290-9014-0340-6500-8103

Valid until
20 January 2030

Energy rating and EPC

This property's current energy rating is G.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0680-0031-4509-0391-2002\)](#).

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low

Recommendation**Potential impact**

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

Some walls have uninsulated cavities - introduce cavity wall insulation.

Low

Changes that pay for themselves in more than 7 years**Recommendation****Potential impact**

Some windows have high U-values - consider installing secondary glazing.

Low

Add local temperature control to the heating system.

Low

Add weather compensation controls to heating system.

Low

Add local time control to heating system.

Low

Some solid walls are poorly insulated - introduce or improve internal wall insulation.

Low

Property and report details**Report issued on**

21 January 2020

Total useful floor area

128 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1

Assessor's details**Assessor's name**

Kevin McGrath

Telephone

07789982237

Emailkevin.mcgrath@ntlworld.com

Employer's name

K and M Property Services

Employer's address

37 Ton Road, Cwmbran, Torfaen, NP44 7LE

Assessor ID

EES/019664

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 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.