

Energy performance certificate (EPC) recommendation report

Ground Floor, 7 Maescanner Road
Dafen
LLANELLI
SA14 8LR

Report number
6272-5322-0594-6958-8332

Valid until
8 November 2030

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/5730-8979-2894-7103-6685\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Install more efficient water heater.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider replacing HWS with point of use system.	High

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.	High
Consider installing an air source heat pump.	High

Property and report details

Report issued on	9 November 2020
Total useful floor area	35 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Mark Bevan
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Telephone	07900 303858
Email	mark@mbenergysurveys.co.uk
Employer's name	Bay Energy and Aircon Ltd
Employer's address	Margam Park Village, Margam, West Glamorgan
Assessor ID	EES/001120
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.

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