

Energy performance certificate (EPC) recommendation report

87 Pearl Street
Cardiff
CF24 1PL

Report number
9919-3945-2082-8397-3606

Valid until
13 March 2035

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.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Add time control to heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Add optimum start/stop to the heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	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
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
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider replacing HWS with point of use system.	Low
Consider installing PV.	Low

Property and report details

Report issued on	14 March 2025
Total useful floor area	40 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Anthony Gee
Telephone	07868756479
Email	epcs1234@gmail.com
Employer's name	
Employer's address	
Assessor ID	QUID211139
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited