

# Energy performance certificate (EPC) recommendation report

86 High Street  
City Centre  
SWANSEA  
SA1 1LW

Report number  
**2062-0466-7028-9089-5460**

Valid until  
**3 April 2032**

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## 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.

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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 |
|--|------------------|
| Consider replacing T8 lamps with retrofit T5 conversion kit.                                       | Medium           |
| Some walls have uninsulated cavities - introduce cavity wall insulation.                           | Medium           |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low              |
| Consider replacing heating boiler plant with a condensing type.                                    | High             |

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

| Recommendation                           | Potential impact |
|--|------------------|
| Consider installing solar water heating. | Low              |
| Consider installing PV.                  | Low              |

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## Property and report details

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|-------------------------|------------------------------------|
| Report issued on        | 4 April 2022                       |
| Total useful floor area | 261 square metres                  |
| Building environment    | Heating and Natural Ventilation    |
| Calculation tool        | CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0 |

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## Assessor's details

Assessor's name Mark Bevan

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Telephone 07900303858

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Email [mark@mbenergysurveys.co.uk](mailto:mark@mbenergysurveys.co.uk)

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Employer's name Bay Energy and Aircon Ltd

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Employer's address Margam Park Village, Margam, West Glamorgan

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Assessor ID EES/001120

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Assessor's declaration The assessor is not related to the owner of the property.

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Accreditation scheme Elmhurst Energy Systems Ltd

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