

Energy performance certificate (EPC) recommendation report

25 Bridge Street
NEWPORT
NP20 4BG

Report number
6365-2938-7361-0179-1720

Valid until
10 May 2032

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6244-2628-1686-0117-9795\)](#).

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.

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.

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.

Low

Changes that pay for themselves in more than 7 years

Recommendation

Potential impact

Recommendation**Potential
impact**

Some walls have uninsulated cavities - introduce cavity wall insulation.

Medium

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

Medium

Add local temperature control to the heating system.

Low

Add weather compensation controls to heating system.

Medium

Add local time control to heating system.

Low

Additional recommendations**Recommendation****Potential
impact**

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

Medium

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Medium

Property and report details**Report issued on**

11 May 2022

Total useful floor area

92 square metres

Building environment

Air Conditioning

Calculation tool

Elmhurst Energy Systems Ltd, SBEM Online, v4.03, SBEM, v5.6.b.0

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

Christopher Dixon

Telephone

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Email

cm_dixon@hotmail.co.uk

Employer's name

Pen-y-Bont EPC & SAP

Employer's address

22 Tyn y Bettws Close, Bettws, Bridgend, CF32 8YF

Assessor ID

EES/022268

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.

There are no related reports for this property.