

# Energy performance certificate (EPC) recommendation report

Angel Inn  
39 West Street  
NEWPORT  
NP20 4DD

Report number  
**6934-5280-5690-3565-3838**

Valid until  
**12 January 2032**

## 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 \(/energy-certificate/5710-5872-8567-9886-0871\)](#).

## 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.	High
Add optimum start/stop to the heating system.	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

## Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add local time control to heating system.	Medium

**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

---

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Medium

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

---

Roof is poorly insulated. Install or improve insulation of roof.

Medium

---

Consider installing building mounted wind turbine(s).

Low

---

Consider installing solar water heating.

Low

---

Consider installing PV.

Low

**Property and report details****Report issued on**

13 January 2022

**Total useful floor area**

283 square metres

**Building environment**

Heating and Natural Ventilation

**Calculation tool**

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

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

Kevin McGrath

**Telephone**

07789982237

**Email**[kevin.mcgrath@ntlworld.com](mailto:kevin.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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related reports for this property.