

Energy performance certificate (EPC) recommendation report

Co-operative Group
Cambrian Avenue
Gilfach Goch
PORTH
CF39 8TB

Report number
0690-0748-1949-8521-3006

Valid until
30 October 2028

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 \(/energy-certificate/9918-3051-0984-0700-6325\)](#).

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.

High

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

Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.

Low

Changes that pay for themselves within 3 to 7 years

Recommendation

Potential impact

The default chiller efficiency is chosen. It is recommended that the chiller 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
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
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium

Property and report details

Report issued on

31 October 2018

Total useful floor area

254 square metres

Building environment

Air Conditioning

Calculation tool

G-ISBEM Ltd, G-ISBEM, v22.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name

ANDY WATTS

Telephone

02035197678

Email

andy@braithwaiteenergy.co.uk

Employer's name

Braithwaite Energy

Employer's address

Kemp House, 152 City Road, London EC1V 2NX

Assessor ID

STRO029186

Assessor's declaration

The assessor is not related to the owner of the property.

Accreditation scheme

Stroma Certification 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.