

Energy performance certificate (EPC) recommendation report

4 Portmanmoor Road Lane
Splott
CARDIFF
CF24 5EQ

Report number
9010-7148-0022-1451-2055

Valid until
24 July 2032

Energy rating and EPC

This property's current energy rating is F.

For more information on the property's energy performance, see the EPC for this property.

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.	Low
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that pay for themselves within 3 to 7 years

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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Install more efficient water heater.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	25 July 2022
Total useful floor area	336 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
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