

Energy performance certificate (EPC) recommendation report

8, Waunrhydd Road
Tonyrefail
PORTH
CF39 8EW

Report number
0280-5948-0488-0260-0060

Valid until
22 August 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 \(/energy-certificate/0250-0038-0489-6628-8006\)](#).

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

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation**Potential
impact**

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

Medium

Add weather compensation controls to heating system.

Low

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

Property and report details**Report issued on**

23 August 2018

Total useful floor area

35 square metres

Building environment

Heating and Natural Ventilation

Calculation tool

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

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

J M Edwards

Telephone

01443 434 040

Email

surveys@edwardssurveyors.co.uk

Employer's name

Edwards Building Surveyors Ltd

Employer's address

6 Park Place Rhondda CF401BA

Assessor IDLCEA170207

Assessor's declaration

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

Accreditation schemeCIBSE Certification Limited

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.