

Energy performance certificate (EPC) recommendation report

Ruby House
Herbert Road
NEWPORT
NP19 7BH

Report number
0210-0542-4569-6929-3096

Valid until
21 November 2022

Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9146-3099-0526-0590-2325\)](#).

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 in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add time control to heating system.	Low
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
Add optimum start/stop to the heating system.	Medium

Recommendation**Potential impact**

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.

High

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 in more than 7 years**Recommendation****Potential impact**

Add local time control to heating system.

Medium

Consider replacing heating boiler plant with a condensing type.

High

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

Medium

Consider installing an air source heat pump.

High

Consider installing building mounted wind turbine(s).

Low

Property and report details**Report issued on**

22 November 2012

Total useful floor area

349 square metres

Building environment

Heating and Mechanical Ventilation

Calculation tool

CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0

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

Paul Hannay

Telephone

07776 254955

Email

phannay@hotmail.com

Employer's name

Vibrant Energy Matters Limited

Employer's address

2 Foxes Lane, Oakdale Business Park, Foxes Lane, Blackwood NP12 4AB

Assessor ID

NHER002166

Assessor's declaration

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

Accreditation scheme

NHER

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.