

# Energy performance certificate (EPC) recommendation report

215 Ystrad Road  
PENTRE  
CF41 7BL

Report number  
**9300-4044-0787-0700-6025**

Valid until  
**20 June 2028**

## 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 \(/energy-certificate/0240-3970-0378-0640-7004\)](#).

## 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

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

**Recommendation****Potential  
impact**

---

Consider installing an air source heat pump.

Low

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

21 June 2018

---

**Total useful floor area**

308 square metres

---

**Building environment**

Heating and Mechanical Ventilation

---

**Calculation tool**

CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1

---

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

Andrew Ling

---

**Telephone**

---

**Email**

[admin@carbonbit.com](mailto:admin@carbonbit.com)

---

**Employer's name**

BE Thinking Ltd

---

**Employer's address**

37, Market Street, Hollingworth, Hyde, Manchester, SK14 8NE

---

**Assessor ID**

STER000460

---

**Assessor's declaration**

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

---

## Accreditation scheme

Sterling Accreditation 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.