

Energy performance certificate (EPC) recommendation report

COLLIERS BAKERY
GOSHEN STREET
RHYMNEY
NP22 5NF

Report number
3291-8247-0962-0573-1396

Valid until
1 December 2030

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 \(/energy-certificate/5632-5716-6066-8696-9023\)](#).

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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some loft spaces are poorly insulated - install/improve insulation.	Low
Some windows have high U-values - consider installing secondary glazing.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Recommendation	Potential impact
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 in more than 7 years

Recommendation	Potential impact
Install more efficient water heater.	Low
Consider installing building mounted wind turbine(s).	Low
Consider replacing HWS with point of use system.	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on

2 December 2020

Total useful floor area

167 square metres

Building environment

Unconditioned

Calculation tool

Elmhurst Energy Systems Ltd, SBEM Online, v4.02, 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

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.