

Energy performance certificate (EPC) recommendation report

2a Victoria Road
SANDFIELDS
SA12 6AB

Report number
0544-8246-6653-4262-8539

Valid until
21 January 2033

Energy rating and EPC

This property's energy rating is D.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	High
Improve insulation on HWS storage.	Low
Some windows have high U-values - consider installing secondary glazing.	High
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing building mounted wind turbine(s).	Low

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	High
Consider installing PV.	Low

Property and report details

Report issued on	22 January 2023
Total useful floor area	191 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	Carl Williams
Telephone	07958 365676
Email	surveys@ecoconnectnetwork.com
Employer's name	Carl Williams
Employer's address	21 Bryndulais Row, Seven Sisters, Neath, SA10 9EB
Assessor ID	EES/019769
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
